

# RECREATION

Formerly THE PLAYGROUND

— August, 1931 —

## REAL ESTATE SUBDIVISIONS

The Why of Recreation Areas

The Legal Point of View

Outstanding Recreation Developments  
in Subdivisions

Recreation Areas and the City Plan

On America's Playgrounds This Summer

Out-of-Doors with Uncle Sam

Price 25 Cents

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# Recreation

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## Table of Contents

	PAGE
The Why of Recreation Areas .....	255
Recreation Areas and the City Plan.....	259
Outstanding Recreation Developments in Subdivisions .....	266
Control and Financing of Recreation Areas in Subdivisions .....	279
The Legal Point of View .....	284
On America's Playgrounds This Summer .....	287
Out-of-Doors with Uncle Sam .....	292
County Parks Aid Nature Study .....	296
New Books on Recreation .....	297
World at Play .....	301
Robert W. de Forest .....	303
Magazines and Pamphlets .....	307

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## Land

Land—once the cheapest thing in the world. Now in spots worth one million dollars an acre. And you cannot measure in millions or billions what land, open space, sunshine, parks and playgrounds mean to children.

Take man away from the soil—give him no touch with the earth, with nature, and man begins to deteriorate. And it is worse for the child. Children cannot be real children without access to land that is really theirs. The human race must ever keep one foot on the land.

Now is the time to set aside in perpetuity our parks, our playgrounds, our picnic grounds in the country, our swimming places, our skating ponds, our mountains, our forests that should forever and always belong to all the people. Each year's delay makes the difficulties and the cost greater.

Our great paintings we put in our public art galleries that all may enjoy them. The choicest and most beautiful land should belong forever to all the people as their playground set aside to building up the lives of men.

Business is only a means toward living. Choose first as we build and rebuild our cities the land the children need and let business and industry take the best that is left. Business thrives better in the city that is planned for living.

And yet from the point of view of business, more money is made—say all the best business men—when land is saved for parks, playgrounds and open spaces, because in this case the nine-tenths remaining is worth more than the ten-tenths.

HOWARD BRAUCHER.

## Investments in Living



Courtesy Palos Verdes Estates, California

"There has been a steady stream of buyers this year to suburban locations which offer swimming and other outdoor recreation in connection with the other residential conveniences. At the same time there has been a marked decline in the demand for properties which were previously sold only on the basis of so-called strategic location. . . . A fashionable suburb is seldom insisted upon—it is often not even desired

so long as adequate recreation facilities are offered. . . . The outlying properties, which were in small favor a few years ago, are now actually being bought up gradually when they offer water rights and an assurance of permanent opportunity for outdoor life and recreation." — W. Burke Harmon, President Harmon National Real Estate Corporation, *Herald-Tribune*, July 19, 1931.

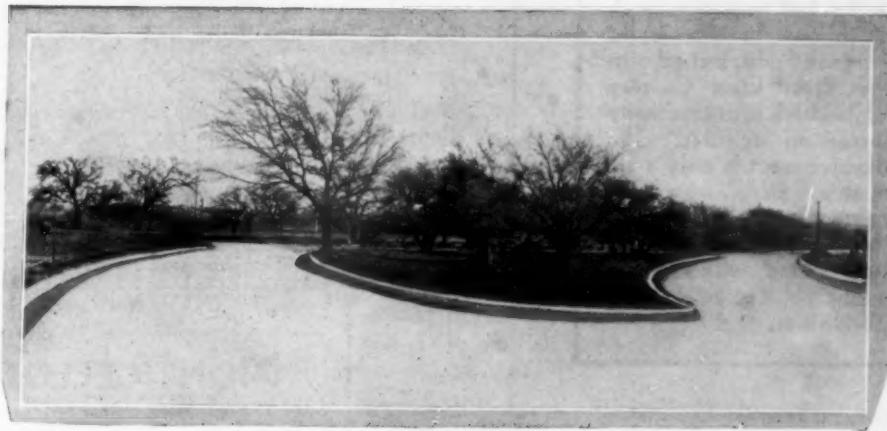
# The WHY of Recreation Areas

THE National Recreation Association since its organization twenty-five years ago has always concerned itself with the acquisition of space for recreation purposes. As early as 1910 it reprinted and distributed nationally an article prepared by the late William E. Harmon of New York, one of the largest developers of vacant land in the United States. It was the belief of Mr. Harmon that recreation areas in real estate subdivisions had both a community and a business value.

But even before the recreation movement came into being, we find evidence of real estate developers setting aside a certain part of their land holding for parks. One of the most notable of these is Gramercy Park in New York City, originally established as a part of what would now be termed a subdivision. One hundred years ago Samuel Ruggles purchased Gramercy Farm and a tract of land called Bowery Hill and subdivided it into 108 lots, 42 of which he set aside as a private park, the 66 surrounding lots being sold for residence purposes. Ownership of the residence lots carried with it a proportionate ownership in the park area. The management was vested in five trustees, and the expense of maintenance of the park has ever since been met by assessment upon the property owners having an equity in the park.

## Growth of the Movement

It is only in the past few years, however, that the plan of setting aside recreation areas, has assumed the proportions of a national movement. It was through the generous support of the Harmon Foundation that the National Recreation



Courtesy Monticello Land Company, Fort Worth, Texas

## A few reasons why recreation areas in real estate subdivisions are beneficial both to resident and subdivider

Association over three years ago was enabled to give the services of one of its field secretaries to promote this project. Personal visits have been made to 123 cities with a population of over 50,000, and to 90 cities of less than 50,000 inhabitants. Today the National Recreation Association has records of 527 subdivisions in which recreation areas have been set aside, located in 258 different cities.

In order to focus the attention of the real estate developers upon the idea of recreation areas in real estate subdivisions, the National Recreation Association circulated a statement called "Recreation Fundamentals in Real Estate Development." It emphasized the opportunity of real estate men to contribute to the safety, health and happiness of the community by setting aside a portion of their subdivision for recreation. The statement has been endorsed by 1,436 presidents, vice-presidents, secretaries and members of real estate boards, numerous city planners, landscape architects, Legionnaires, and other persons. Many real estate developers who have included recreation areas in their subdivisions have written encouraging testimonials as to the value of such areas.

Prominent among the important real estate

**Monticello, Texas, which is subdivided into 406 home sites, is particularly fortunate in its location in that it not only has a four and a half acre play park of its own in Monticello Harmon Field, but adjoins the River Crest Country Club which provides many recreation facilities. The development is only a six minute drive from the heart of Fort Worth, which, through the Public Recreation Board, offers many municipal recreation opportunities.**

organizations of the country endorsing and approving of this project are the National Association of Real Estate Boards, four state, two county, and twenty-six city boards. Among the cooperating organizations are to be found listed

the Chamber of Commerce of the United States, the Joint Committee of the American City Planning Institute and National Association of Real Estate Boards, the Federal Council of Churches of Christ in America, the American Federation of Labor, the American Legion, the National Automobile Chamber of Commerce, the Maine State Federation of Labor, the City Council of Seattle, the Lions Club of Oak Park, Illinois, the North Park Lions Club of San Diego, California, the New York State Congress of Parents and Teachers, and the Board of Playground and Recreation Commissioners of Los Angeles, California.

Speaking of the work of the National Recreation Association, John M. Glenn, formerly director of the Russell Sage Foundation, said: "There is just one thing the Association has done which in itself is worth to the country millions of dollars. They have educated the real estate developers to realize that playgrounds and open spaces are assets and that to provide an open space is not merely giving something, but by so doing the true value of their adjacent property is increased by an amount which more than compensates for the value of the property devoted to a public use. That is a splendid thing from the point of view of health and pleasure, as well as



Courtesy Monticello Land Company

**It is through such planning as this that richer living and better financial returns are being brought about.**

in other ways. It is good both for real estate, and for the people who live on it."

#### Why Set Aside Recreation Areas in Real Estate Subdivisions?

Public interest in recreation during the past decade has been increasing by leaps and bounds. There is every indication that the hours of work per day and per week are to be further reduced. Man is going to have more free time in the future, and every opportunity must be given him to utilize this leisure in the best possible manner. Traffic hazards today are great; the number of automobile fatalities is on the increase. Witness the 10,000 children under the age of fifteen years who were killed during a recent eighteen months' period. Children must be given safe places in which to play.

There is evidence to show that where young people are denied their natural play privileges in parks and playgrounds very frequently they take the form of gangs and lead to the destruction of property and to delinquency. Playgrounds help keep children out of juvenile courts. It is the testimony of probation officers and judges that delinquency in large cities increases in direct proportion to the distance from playgrounds.

In any consideration of the use of leisure time

the problem of places to play is of paramount importance, and land assumes great social value. The population of our American cities has been rapidly increasing and space in practically all of them is at a premium. New playgrounds and parks for congested areas are obtained only at exorbitant figures. Additional recreation areas need to be secured now; tomorrow it will be too late.

Little consideration has been given in the past in nearly all of our cities to the question of space for parks and playgrounds. Our city planning has been haphazard with noticeable deficiencies in open spaces in the congested areas. It is out on the periphery of our large cities that we are forced to go for space for our playgrounds and parks, which is a way of solving this problem in the future. Land should be secured while it is still cheap and available.

The key to the problem of the provision of adequate space for play lies to a large degree in the hands of the real estate subdivider who develops large as well as small tracts of land. The problem will not be solved, however, by the setting aside of recreation areas now with the intention of cutting them up for lots later and selling them to the public. The dedication of lands for parks and playgrounds should be a permanent affair which will insure these open spaces for all time.

Practically all rapidly growing cities in the United States during the past decade have been over-subdivided. Such cities as Los Angeles, Chicago, Detroit, and New York are examples of this, as is the State of Florida which suffered so greatly during the late land inflation. Thousands of subdividers who planned developments of the old stereotyped method of gridiron streets with no open spaces, have gone out of business. The wrecks of what were once over-advertised subdivisions can be seen in all parts of the land. Only those which have been planned wisely and well survive the wreckage. These as a result have been well spotted, having been located in the path of the city's progress and have included open spaces where the citizens of the community may find opportunities for recreation. Real

estate men may draw a lesson from the ungainful method of subdividing land as evidenced by the hundreds of lamentable failures which are to be found on every hand. Some of the most experienced real estate developers believe that the solution of this problem lies in the revamping and replatting of well chosen sites and the inclusion of sufficient recreation areas in them. This would no doubt lead to a renewed interest in them by the public who is interested in homes in livable neighborhoods.

#### Dollars and Cents Values

There is plenty of evidence to show that real estate subdividers are finding it pays in terms of dollars and cents to make their property more attractive to possible purchasers by providing space for play and beautiful open areas.

"Convenience and accessibility to sports and recreational centers," says Mr. George Koch of the Cord Meyer Development Company, Forest Hills, Long Island, "are strong contributing factors to the making of a successful suburban community. The chief reason for the average man's decision to leave the city with its attendant noise, crowded conditions, and complex transportation problems is his desire to provide for himself and his family more of the outdoor life with its manifold advantages to health and pleasure, and the builder or developer who takes into consideration these very important facts, and builds in a section where facilities for tennis, golf, etc., exist or are in the making, is assured of a continuing demand for his product."\*

Families are naturally more interested in making their homes in livable neighborhoods offering beauty and out-of-door space for games and recreation and safety for their children. Increasingly real estate firms are giving more and more

space in their newspaper advertising to the recreational opportunities which their subdivisions have to offer to the general public. A perusal of real estate advertisements in the Sunday newspapers will bear out this statement.

The evidence of the value of setting aside well planned recreation areas in subdivisions is to be found in

**Adequate recreation space is today an economic necessity in every community. Furthermore, the subdivider of today has learned that it is wise to set aside land for playgrounds in his communities in the same way that he allots certain areas for streets.... The subdivider benefits markedly from the higher prices and quicker sales which result in new communities supplied with adequate playgrounds, parks, athletic fields, tennis courts, or golf courses. The benefits which accrue to the public from permanent provision for its recreational needs are no less obvious.**

W. BURKE HARMON  
President, Harmon Foundation

\*New York Times, June 21, 1937

such splendid communities as Forest Hills, Long Island, the country club district of Kansas City, Roland Park of Baltimore and many others. In an article entitled "Neighborhoods That Can't Be Spoiled" in the July, 1931, *Survey Graphic*, Marc N. Goodnow says: "The experience of the developers of these projects has been of the kind that could be adopted no doubt with great benefit by real estate subdividers and city planners elsewhere. For since profits generally can only be taken from such projects after the first half or first three-quarters of the property has been sold, whatever measures the subdivider takes to protect the remaining portion of the tract are returned to him in multiple form."

#### The Values to the Community of Setting Aside Recreation Areas

The well planned community with adequate recreation areas under competent leadership, is apt to develop a finer community spirit, thus making it more livable for all concerned. It is not enough for the realtor simply to make an outright donation of land with no further thought. The site must be well chosen, it must fit in with the city plan, and must be a well administered recreation area. There is too much at stake for any one to give minor consideration to this important problem of recreation. As life is constituted today the provision of recreation is one of our major problems, involving as it does the health and moral growth of the people.

It has sometimes been stated rather erroneously by officials that playgrounds depreciate the value of land which adjoins them. The careful statistical studies made by authorities disapprove of that idea. The conclusion made by Charles J. Storey of the Department of Recreation of the Russell Sage Foundation of nine playgrounds in New York City shows that:

There have been no decreases in land values on the blocks bordering the playgrounds after the acquisition of the playgrounds, but rather a steady increase has taken place.

Large plots well cared for, such as Betsy Head Playground, when in a wholly residential district increase the value of the bordering property in somewhat the same manner as parks do.

Small plots used as playgrounds when surrounded by business and industry appear to have little effect one way or the other on surrounding values.

Where playgrounds are now in the midst of mixed residential, business and industrial blocks,

as Chelsea and St. Gabriel's, there is not the same rate of increase in land values on bordering streets as on streets adjacent. This is probably because the increased commercial use of the land tends to overshadow any benefits derived from the playgrounds to the residents.

Where the neighborhood is wholly residential in character the average increase of land values around the playground has been far greater than in other districts where business and industry are present.

When business and industry extend into blocks bordering on or adjacent to a playground, the benefits of the playground to the neighborhood as reflected in the land values are very much decreased.

In order to obtain the full and continued benefits from playgrounds as from parks, all sides of them should be zoned for residential purposes only.

The recent original study\* made by Charles Herrick, Assistant Engineer of the City Plan Commission, Bayonne, New Jersey, of the relationship between the amount of park space in a city and the total assessed value of real estate for 85 large cities, throws some new light on the subject. Mr. Herrick has worked out some formulas that prove in a very definite way that parks have a very decided effect in increasing land values in not only their immediate vicinity but also over large areas. Density of population, he found, was a strong contributory factor.

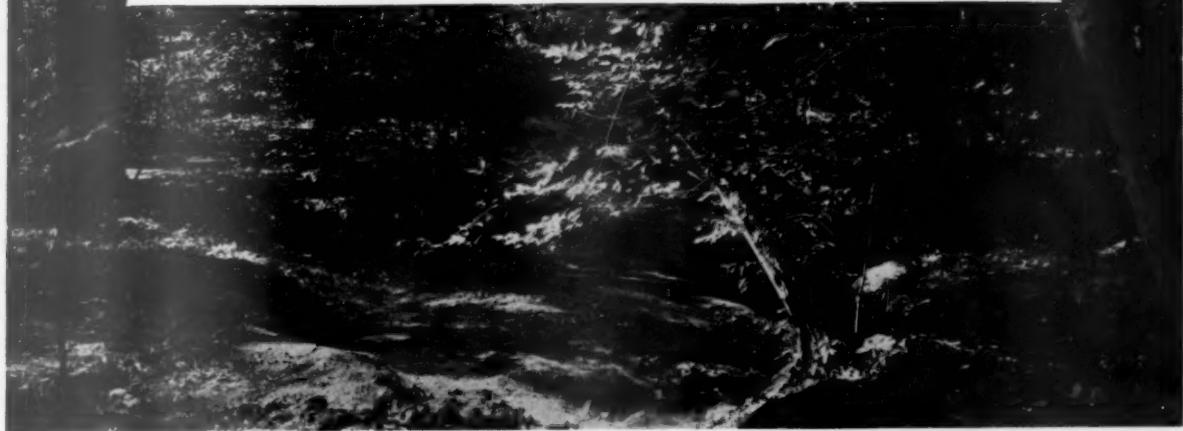
To the real estate subdivider has increasingly come the realization that by the wise platting of his land and by including adequate recreation areas he can build a monument that will everlastingly stand to his credit. Of what avail is it for him to erect house crowded upon house whose number is legion if the people living in them are denied, through his selfish interests the open spaces where they may give expression of their natural desires for recreation and play? The hundreds of fine subdivisions which now dot our land which have included adequate recreation areas are evidence of the trend on the part of real estate developers to build communities that are more livable and which will surely produce a fine type of citizen.

As Harland Bartholomew, an outstanding city planner, has so well said: "Parks and playgrounds are fully as essential to the upbuilding of a city

(Continued on page 306)

\* Note: See "Development of Newark Bay Waterfront of the City of Bayonne" published by City Plan Commission, Bayonne, New Jersey.

# Recreation Areas and the City Plan



Courtesy Russell Gardens, Great Neck, N. Y.

## Layout Equipment and Location of Recreation Areas in Subdivisions

A REPORT of Subdivision Control presented by a Committee of the American City Planning Institute has this significant thing to say about recreation areas in subdivisions: "The general requirements for principal parks and recreational spaces and sites of public buildings should be included as part of the master plan. Where a land owner has submitted a plat of his land and the authorities have designated in it such a principal public park, recreational space or building site as part of the master plan, the municipality should take prompt steps to

Where a city plan exists problems of layout in subdivisions are simplified.

acquire such land, or failing to do, should act upon the plat, so that the owner can make use of his property. The subdividers should be encouraged to provide small recreational parks."

Where there is no city plan, subdividers may confer with some city planner and the park and recreation department of the city to be certain that the proposed space fits in with the community scheme of recreational facilities. Especially is such consultation necessary if the realtor plans for city maintenance of the recreation area. Co-operation with the park or recreation department

will clear the way to city acceptance because it insures a scientific layout and equipment of the play site, the consequent approval of park authorities, and their willingness to provide leadership.

*The City Planning Primer* also makes the following statement regarding the control of new subdivisions:

"The control of the layout of new subdivisions is a vital part of the day to day administration of planning. Without adequate control worse mistakes are apt to be made in new subdivisions than were made in the center of a city, for new streets in outlying districts are usually not a matter of public attention until some time after a mistake has been made and when changes are difficult to make. Developers of new subdivisions usually are glad to conform to a good plan, but in some instances both tact and resourcefulness may be required on the part of the city authorities to make sure that the street layout does not interfere with the major thoroughfare plan and that enough and proper land for parks and playgrounds is set aside. Supporting citizens' organizations are frequently most helpful in securing voluntary adherence to the plan. The main trouble in most cases in the past has been the lack of a comprehensive plan and the consequent handicap upon both city authorities and enlightened private subdividers in connection with opening up new subdivisions."

It is evident that as the study of subdivision control has progressed that the technical city planner has become considerate of the practical result of subdivision control, and the realtor has become interested in the technical phase of city planning and recognizes the valuable results of such planning on land investments and land sales.



**In the Sunnyside Development of the City Housing Corporation, New York, every thought has been given to the needs of the children, and all kinds of modern playground apparatus is to be found.**

#### Types of Recreation Areas in Subdivisions

A study of some six hundred subdivisions throughout the country show that there are roughly three standard types of recreation areas. One is to be found in the large subdivisions of one hundred or more acres, and includes golf links, bridle paths, swimming pools, and other facilities. Another type is located in the smaller subdivisions and includes children's playgrounds with the necessary apparatus. The third is to be found in the small multiple dwelling subdivisions which include interior block playgrounds for the small children below the age of seven years.

The subdivider of large tracts can be more generous with his gift of

land than can the real estate developer with smaller holdings. There is usually a tendency with him, however, to cater to the desires of the adults. Golf links which have a good sales value usually take up most of the recreation space. He is apt to overlook the needs of children below the age of fifteen years.

The possessor of smaller tracts of land is forced to limit himself to the setting aside of playing fields and playgrounds. These take care of the younger people but exclude the adults. Besides these play facilities for the children there should also be provision made for the adults. Tennis courts, quoit pitches, hand ball, volley ball courts, and like facilities do not take up much space and should be included in every one of the smaller subdivisions.

The builder of multiple dwellings is forced even further to restrict himself in this question of space for recreation. The area set aside for recreation in the interior block playground serves the smaller children under the age of seven and must be restricted to such play facilities as the

swings, slides, and sand boxes. These open spaces serve also as resting places for the old folks who desire the passive forms of recreation.

It is the small subdivision which offers the most difficult problem and which needs the help of city planners and the local recreation leaders more than the larger subdivision. No matter how well planned a small subdivision is, it cannot protect its character from adjoining properties, and ultimately a neighborhood or "local community" will become a patchwork of small subdivisions, each independently planned and each unrelated to all the others. It is essential that ways be found to

age of seven. The older boy and girl is apt to be overlooked and fewer opportunities are given to them to participate in such team games as playground ball, baseball, basketball, and volleyball, all of which demand playing fields.

#### Amounts Set Aside for Play Space

Ten per cent of the total area in a community has been the figure agreed upon by authorities as the minimum amount which should be reserved for recreation. Much depends, however, upon the size of the subdivision as it is far easier to set aside more area in the large subdivision for rec-

Night lighting of play areas, as shown in the Knox Athletic Field of Johnstown, N. Y., has become an important consideration.



Courtesy General Electric Company

determine the general recreation layout of the whole neighborhood so that each small subdivision can be recreationally planned to fit in with the general recreation plan decided upon.

The question of space in the large subdivisions is often a minor matter, as the homes are built on plots of one acre or more. When there are children in the family one frequently finds home playgrounds for the smaller children under the

recreation purposes than it is in the small subdivision. One should take into consideration the surrounding environs as to whether municipal parks, golf links, playing fields, playgrounds, and bathing beaches are accessible.

"In America we have generally accepted five types of playgrounds. The *play lot* of which there should be, if possible, one in every block, is used mainly for children of preschool age—size, 6,000



square feet. The neighborhood playground should consist of six to ten acres every quarter mile. The district playground should consist of about twenty acres in every mile; and there should be one recreation field of not less than thirty acres for every fifteen thousand inhabitants as well as a recreation park of not less than seventy-five acres for every fifty thousand population of a city."—(Ernst Hermann, *Health and Physical Education*, June, 1931)

In so far as the subdivider is concerned in deciding how much space should be set aside for recreation purposes, it would be necessary for him to estimate the number of people who will eventually live in the subdivision. The standards adopted by the Regional Planning Board of Chicago are one acre for one hundred people; or ten acres for one thousand people, seven acres of which are for park purposes and three acres for playground purposes.

The first table on page 263 gives the approximate space requirements for a number of games and sports played on children's playgrounds.

#### Location of Play Areas

The location of recreation space proposed for dedication should be carefully considered as improperly located areas cannot be used to the best advantage by the community.

The efforts of real estate developers in providing adequate recreation space should necessarily

**The layout of the Palos Verdes Estate in California along the ocean front, affords miles of beaches, bridle paths and hiking trails, and offers views of unusual beauty.**

be with the people who live in the moderate-cost and low-cost homes. These are numbered among the 85 per cent of the salaried folks who earn less than \$2,000 per year. Comparatively few people can afford to buy homes costing \$15,000 or more.

#### The School Site

When the land is subdivided consideration should first be given to the selection of the school site. This should be sufficiently large to include park, playground, and playing field space. It is this type of recreation area which often proves to be the most economical, as the school building can be used during the entire year for bathing, dressing, toilet, and other purposes.

This is in line with the plan followed by a number of cities which have effectively grouped their recreational areas around the school sites into a sort of School-Park-Playground Unit. From five to ten acres have been set aside for the elementary schools; ten acres to fifteen acres for the junior high school; and fifteen to twenty-five acres for the senior high school.

Some real estate developers plan their subdivisions so that they either adjoin or are in close proximity to parks and golf links and similar areas. They frequently capitalize on this happy combination of circumstances and give wide advertising to these recreational facts. In some instances it may solve the recreation problem of their subdivision. In other instances it serves the

Name	Dimensions of Play Areas	Use Dimensions	Space Required (sq. ft.)	Number of Players
Baseball	75' diamond	250'x250'	62,500	18
Basketball	35'x60'	50'x75'	3,750	10-12
Clock Golf	Circle 20' to 24' in diam.	30' circle	706	Any number (4-8)
Croquet	30'x60'	30'x60'	1,800	Any number (4-8)
Field Hockey	150'x270'	150'x330'	49,500	22
Football	160'x360'	180'x420'	75,600	22
Hand Ball	20'x30'	35'x40'	1,400	2 or 4
Horseshoe Pitching	Stakes 30' apart	10'x40'	400	2 or 4
Paddle Tennis	18'x39'	26'x57'	1,482	2 or 4
Playground Ball	45' diamond	125'x125'	15,625	20
	35' diamond	100'x100'	10,000	
Soccer	150'x300'	150'x360'	54,000	22
Tennis	27'x78' single			
	36'x78' double	50'x120'	6,000	2 or 4
Tether Tennis	Circle 6' in diam.	20'x20'	400	2
Volley Ball	25'x50'	40'x60'	2,400	12-16

The following table gives the space requirements of the principal organized games and sports engaged in by young people and adults.

Name	Dimensions of Play Areas	Use Dimensions	Space Required (sq. ft.)	Number of Players
Baseball	90' diamond	300'x325' (or more)	97,500	18
Basketball	50'x94' (max.)	60'x100'	6,000	10
	35'x60' (min.)	(average)		
Basketball (Women's)	45'x90'	50'x100'	5,000	12-18
Bocce	18'x62'	30'x70'	2,100	2-4
*Bowling Green	14'x110' (1 alley)	120'x120'	14,400	32-64
Clock Golf	Circle 20'x24' in diam.	30' circle	706	Any number (4-8)
Cricket	Wickets 66' apart	420' circle	138,545	22
Croquet	30'x60'	30'x60'	1,800	Any number (4-8)
Field Hockey	150'x270' min.	180'x330'	59,400	22
	180'x300' max.	(average)		
Football	160'x360'	180'x420'	75,600	22
Hand Ball	20'x34'	40'x50'	2,000	2 or 4
Hand Tennis	16'x40'	25'x50'	1,250	2 or 4
Horseshoe Pitching	Stakes 40' apart	10'x50'	500	2 or 4
Lacrosse	210'x450' min.	250'x500'	125,000	24
	255'x540' max.	(average)		
Paddle Tennis	18'x39'	30'x60'	1,800	2 or 4
Playground Ball	35' or 45' diam.	150'x150' (or more)	22,500	20
Polo	600'x960'	600'x960'	576,000	8
Quoits	Stakes 54' apart	25'x80'	2,000	2 or 4
Roque	30'x60'	30'x60'	1,800	4
Shuffleboard	10'x40' to 50'	15'x50' (or longer)	750	2 or 4
Soccer	150'x300' (min.)	210'x360'	75,600	22
	300'x390'	(average)		
Tennis	27'x78' single			
	36'x78' double	60'x120'	7,200	2
Tether Tennis	Circle 6' in diam.	20'x20'	400	4
Volley Ball	30'x60'	50'x80'	4,000	2

\* Most bowling greens in public recreation areas are 120' x 120' which provides 8 alleys. The amount of space required for a single alley would be 20' x 120'.

people of their community only in part. Should this situation meet with the standard requirements, then the solution has been found, but if it does not then there is no escape for them in not supplementing these features with others in their own subdivision.

### Playgrounds and Playing Fields

Playgrounds should be so located that they are available to young children within the radius of a quarter mile. The area selected need not necessarily be flat, but might be located on the side of a slope or in a wooded area where it is cool and shady in the summer.

The selection of a site for a playing field is, however, of more importance. Here the surface must be flat so as to permit the playing of the active team games. They should be so placed that they will serve the older boys and girls living within a radius of one-half to one mile. Where it is at all possible they should adjoin the junior or senior high schools.

### Other Facilities

The sites for golf links, bridle paths, and parks offer another problem which usually lies within the realm of the landscape architect and the planning engineer. Each subdivision offers its own

problem, and the advice of highly technical planning engineers is essential. For certain types of parks, particularly the scenic type, rough or swampy lands, less saleable than the remainder of the area, may well be set aside. It is frequently found to be more profitable to the developer to set aside certain low land for park and golf purposes than it is to attempt to develop it. The cost for the installation of sewers, etc. would be out of all proportion to the cost of development.

John Nolen, well-known city planner, has laid down five principles to guide the selection of recreation areas:

(1) To acquire those easily accessible small tracts in different parts of the city which may most cheaply be adapted to serve as local playgrounds or recreation centers.

(2) To seek also some moderately large tracts, even though less accessible for the present generation, provided they are capable of conversion at relatively small cost into parks which will have the beauty of natural scenery.

(3) To acquire property for large parks in advance of general settlement of neighborhood.

(4) To select generally, though not always, lands which are not well adapted for streets and buildings.

(5) To distribute the lands over the city in such a way as to give the maximum of use to the people who will be called upon to pay for their acquisition, development, and maintenance.

Adequate provision for play and recreation is dependent in the last analysis upon city planning and regional planning, and especially in the laying out of new suburbs and new towns to meet the requirements of modern life.

#### Layout and Equipment of Recreation Areas

The real estate developer in laying out and equipping recreation areas in his subdivision will find it highly desirable to call for aid upon those who are experienced in such methods and who are highly trained technicians. There is plenty of evidence as to recreation areas in real estate subdivisions which have been failures and have been abandoned because real estate operators, failing to appreciate the importance of technical knowledge, have felt they had performed their duty when they bought playground apparatus from some company and set it out on any unused land.

In laying out a children's playground it is advisable to divide the playground into several sec-

tions in order to provide for various age groups and for special uses. If children of preschool age are to use the ground, a small section should be provided for them. A place may be set aside for boys and girls from five or six years of age to ten or eleven, and here most of the apparatus will be placed. Separate areas should be provided for the boys over eleven years of age and for the girls of the same age. A shaded area near the shelter is often set aside for handcraft and quiet games. Various sections may be separated by hedges, fences, trees, or paths.

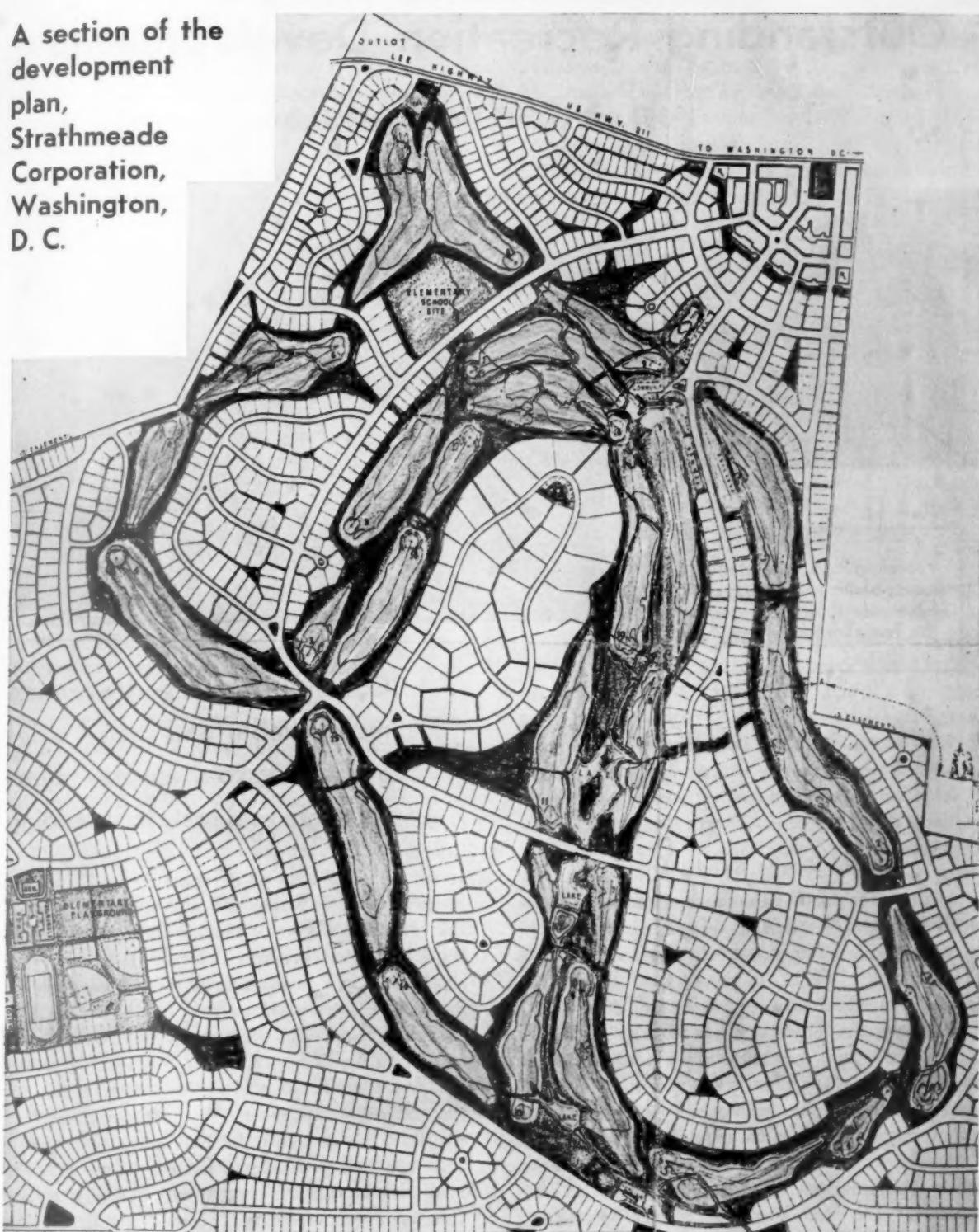
It is almost universally agreed that apparatus has an important place on the playground, but there is considerable difference of opinion as to the relative merits of the various kinds of playground apparatus and many recreation workers believe only a minimum amount is necessary such as slides, swings, a sand box, low climbing apparatus, horizontal ladder, horizontal bar, giant stride, traveling rings, balance beam, and possibly seesaws. In order that playground apparatus may serve its purpose most effectively, the following factors must be given consideration—proper location, arrangement and erection, regular inspection, careful supervision, the marking off of apparatus zonings, care of ground underneath apparatus, and instruction in its correct use.

A playground should be as attractive and beautiful as possible, and it has been found that beauty on the playground minimizes disciplinary problems. Grass plots and shrubs along the borders and in corners are very desirable. Playgrounds should have some shade and trees may be planted along border fences or near the apparatus area. It should be borne in mind, however, that landscaping must not interfere with play areas. Children's gardens may be provided if sufficient space is available. If it is necessary to have a fence around the playground—and this is usually an important factor—it is well to set the fence a few feet back from the sidewalk and to plant shrubs and vines along the border outside the fence.

The playground surfacing should be as even and smooth as possible—not so hard as to injure children who may fall and not so soft that the feet of the children will leave holes in it. Grass makes the most desirable surfacing but is not practicable on intensively used play areas. Note: Detailed information on layout and equipment may be secured in *Play Areas—Their Design and Equipment* (N. R. A. \$2.50) and bulletins issued by the N. R. A.

(Continued on page 306)

**A section of the development plan,  
Strathmeade Corporation,  
Washington, D. C.**



**S**TATHMEADE, Fairfax County, Virginia, represents an unusual layout of a golf course in a subdivision. The engineer has so woven the golf links in the development that the maximum number of homes are exposed to the park lands. Out of approximately 700 building lots, 350, or one-half, face the golf links.

According to recent studies that have been made which show that parks have a very decided effect in increasing land values, not only in their own vicinity but also over large areas, it would seem as though this developer were getting the most out of his subdivision by this method of platting.

# Outstanding Recreation Developments in Subdivisions



Provision for dead end streets, safety walks and underpasses, has made Radburn known as the Town for the Motor Age.

In all sections of the country there are recreation areas which are practical demonstrations of what is being done by subdividers in developing the three general types suggested.

## In the Large Subdivisions

Of the large subdivisions an outstanding example is Forest Hills Gardens, a subdivision in Forest Hills, New York, started by the Russell Sage Foundation in 1911. It consists of about 200 acres, 10 of which have been set aside for recreation purposes. These include parks, children's playgrounds, tennis courts and a large community house. The latter has a splendid indoor swimming pool 60' x 25'. Membership is open to the community. The dues are fifty dollars a year for the entire family. The family is required to take out a one hundred dollar bond, which is later returned. The method of retiring the bonds is to have a public gathering once yearly and a drawing for twenty of the bonds. A year round recreation program is conducted by the Executive Secretary and his staff of workers.

Another of newly planned communities in the United States is the town of Radburn, which is rising on an area of 1,000 acres in northern New

**Communities are becoming more livable and many cities are adding to their play areas through real estate planning**

Jersey about fifteen miles from New York City. Eventually, it is believed it will shelter a population of some 25,000. This town has come into being as a place where children will be protected in their play. In Radburn, the "town for the motor age" the children may go to the school, the playground and to the store along sheltered garden paths. The planning affords entire safety for street traffic as well as extensive areas for recreation. Radburn, now in its third year of existence has proven to be a complete success.

A resident of Radburn writes: "Two years in Radburn, New Jersey, have demonstrated to our family its worth as a good town in which to live. An important factor in Radburn's success is the splendid provision of facilities and activities for well-rounded use of leisure hours. Tennis courts, swimming pools, playgrounds, club rooms and a gymnasium are available to all and are enjoyed by many. Choral groups, dramatic societies, arts and craft classes have been organized. Every man,

woman and child can follow one or many avocational pursuits. Another asset for Radburn lies in the fact that in a simple, normal, wholesome manner it affords a family an opportunity to have a place in community life."

Mariemont, a new town of Cincinnati, Ohio, planned by John Nolen and Philip Foster, is one of the most comprehensive real estate developments in the country. The general plan covers a tract of 365 acres, of which its inhabitants have the benefit of fifty acres of parks, playgrounds, village greens, and a concourse on a two mile drive. Through the generosity of Mrs. Mary M. Emery, the projector and sponsor of Mariemont, the residents enjoy all forms of recreational activities in the stadium, playgrounds and parks.

Palos Verdes Estates facing the Pacific Ocean, twenty miles south of Los Angeles, California and comprising some 16,000 acres extending twelve miles along the Pacific Ocean, is the largest single development yet undertaken in America. Six hundred acres of neighborhood parks, the entire ocean front for more than four miles, together with canyons, riding trails, golf courses and other small parks have been deeded permanently to the Community Association in which the owner of every lot has one vote. Maintenance of parks, streets and golf courses, of fire and police protection and lighting is provided by an annual tax or assessment levied by the home's association on all lots that have been subdivided and legally filed of record, including those lots owned by the project itself.

The Sleepy Hollow Manor Club in Tarrytown, New York, is located on the grounds of Sleepy Hollow Manor overlooking the Hudson River and on the shores of a private lake. The club property consisting of three acres has four tournament tennis courts, two concrete handball courts, and an expanse of lawn which provides opportunities for croquet and other lawn sports. There is a swimming pool of reinforced concrete construction, 40' x 100', which has a force pump filtering system. A wading pool, 12' x 20' for children, operates on the same filtering system. The lake covers seven acres and provides a wooded retreat in the summer. It affords a splendid opportunity for one to skate, play ice hockey, curl, and practice other sports in the winter. Membership in the club makes these privileges available to all members of the family.

Northwood Hills is the latest subdivision being developed by the Roland Park Company of Baltimore, Maryland, one of the first companies to

plan fine subdivisions in the United States. Northwood Hills is to have its playground for children and playing fields for the older boys and girls. An outdoor swimming pool of concrete is planned for the future.

Nassau Shores, Long Island: a Harmon development comprising about 498 acres, has set aside 53.7 acres for recreational purposes. This area includes a nine hole golf course, club house and swimming beach. Every lot owner automatically becomes eligible for membership in the club. A small fee is charged for the recreation activities.

Charles H. Reis in describing in the *National Real Estate Journal*, February 16, 1931, his latest subdivision at Allwood, New Jersey, a \$50,000,000 project, has this to say:

"Not wanting to have our residential areas about the business section, we decided to set aside approximately ten acres of ground adjoining the business section for parks, playgrounds and community buildings.

"You will notice by the sketch of the playground center that it is flanked by the business district on one side and on the other two sides by the state highway and a country road. Incidentally, you will also notice that we have set aside the very heart of our property for this community center. Our reason for doing so is, first, the attention it now attracts will bring us sales; and second, it will in the future set Allwood aside as having a most unusual town center. Every phase of sport is provided for with a regulation piece of ground for its use. You will notice the same locations may be used for different activities at various seasons of the year without in any way interfering with the physical conditions of the ground."

The large subdivisions mentioned are merely typical of many of the splendid developments such as: Mountain Brook Estates in Birmingham; Cherokee Gardens, Louisville, Kentucky; Washington Heights, Detroit, Michigan; Russell Gardens, Great Neck, New York; Mariemont, Cincinnati, Ohio; Broadmoor, Seattle, Washington; St. Francis Wood, San Francisco, California; Yorkshire Village, Camden, New Jersey; Shakers Heights, Cleveland, Ohio, and a host of others reported in the chart on page 270.

#### In the Smaller Subdivisions

There are many examples of the smaller subdivisions which include children's playgrounds and similar facilities. A number of these incorporate the interior block playgrounds which characterize



the third type of development found in the small multiple dwelling subdivisions.

Sunnyside is one of the small subdivisions on Long Island reached by elevated trains in fifteen minutes from the heart of New York City. It consists of medium-cost homes for people of moderate means. The area has a population of about 6,000 people. Two types of playgrounds have been set aside in this area; the interior block, and the typical city playground with its playing field, tennis courts, hand ball, volley, and basketball courts; quoit pitches; and children's playground apparatus and sand boxes. An association of property holders control and direct the recreational activities of the playground. A nominal fee of one dollar a month is charged to families living in the Sunnyside area. The playground is under the leadership of a well-trained recreation director.

The townsite of Woodmar\* located on the southern edge of Hammond, Indiana, comprises some 650 acres. It has a private golf course and a park along the Little Calumet River. Certain blocks were reserved for schools and playground sites. A certain number of blocks were so planned as to contain interior playgrounds and parks. The two long parkway strips vary in width from 150 to 250 feet. At each side of the parkway strip is a narrow lane giving access to the lots lying along the park.

**Some of the recreation areas at Sunnyside, N. Y., are shown here. In the apartment in the background, being erected by Phipps' Homes, Inc., there will be a room set aside for play.**

The interior block playgrounds are fifty feet wide and about four hundred feet long. They are divided into two sections; one of which is enclosed by a fence and planted and to be used by small children and mothers. The other is for the older children. It was considered necessary for various reasons to place service ways or alleys inside the blocks. The smaller children's playground is fenced off from this service way which encircles it, but in the case of the larger children the plan is for them to use it as part of the play area. While it would be better to have no interior alley as far as the children are concerned, it was felt that the arrangement as described would be far superior to having the children playing or running out into the regular traffic streets. This plan is an adaptation of the idea of taking advantage of otherwise wasted land at the rear ends of blocks, and is used only where other kinds of playgrounds are not immediately accessible and where lots are small and population will be heavy.

The idea is to have the houses face inward with their service parts towards the street. These interior blocks are laid out along the parkway strips so that they would not damage the property looking across the street to the service parts of the interior blocks. They afford a safe place for the children to play.

No residential lot in Woodmar is more than 1,000 feet from a park, playground or golf course.

\*Described by George F. Ingalls

Southside Place, a development of E. L. Crain of Houston, Texas, has in its very core a well equipped playground, 300' x 330'. Here is to be found apparatus for children, sand boxes, slides, swings, etc., playground ball diamonds, basket and volley ball courts, a concrete swimming pool, and a field house. The grounds have been well planted with shrubs and is a beauty spot in the community. The land has been deeded to the city and is maintained and supervised by the latter.

Mr. Crain in speaking about the work of the field secretary on service to real estate subdivisions, National Recreation Association, has written: "I commend you and your association very highly for the type of work that you are doing, and I fully realize that it will be impossible, probably for years to come, for some of our citizens to understand the benefits to be derived by an entire citizenship along this line, but in time to come, after a careful analysis, they will fully realize its many benefits."

Greenway Park is a rather unique subdivision lying on the outskirts of Dallas, Texas. It is fashioned somewhat on the plan of the Garden Homes of England. All homes in the development face on a park. Every facility is offered to the children for play, and to the adults for the more passive forms of recreation.

Monticello, a subdivision of 125 acres, situated on the outskirts of Fort Worth, has its fine park-playground of 4.5 acres. This has also been deeded to the city and is maintained and supervised by the municipality. Mr. W. C. Guthrie, the Secretary-Treasurer of the Monticello Land Company, has said: "It affords me much pleasure to call your attention to the inestimable value that the Harmon Park and Playground has been to our subdivision, Monticello. I find that aside from the civic value of this park, the values of the realty in proximity to it have been sufficiently increased to more than pay us for our donation. The character of the homes near this park alone, from our viewpoint, would justify the park."

The Edgebrook development, situated near Rockford, Illinois, comprises 256 acres, fifty-two of which are set aside for parks and a golf course. The com-

pany has an option on an adjoining area of 100 acres. The recreational program includes a swimming pool, tennis court, baseball diamonds and other facilities.

Mr. Edgar C. Allen, the president, describes the Edgebrook Golf Club as follows:

"The recreation is controlled by the Edgebrook Golf Club, a corporation not for profit, of which property owners are members. Membership is given into this club on purchase of property. The recreation feature is controlled entirely by the property owners; that is, the president, secretary and treasurer, and board of directors, are property owners, and assess their members the same as any golf club. The assessment to maintain this course, from experience, will average \$30 per year per member. The assessment, of \$30 of course, includes the use of the course by the families of the members and their guests without further charge. This assessment will also take care of the swimming, etc. The title to the park is in trust for the property owners, and the Edgebrook Golf Club has control of the operation of this trust. For financial reasons the Edgebrook Company carry the difference between 150 members and the present property owners. In other words, at the present there are seventy-two members in the club and the Edgebrook Company stands an assessment of the difference between 150 and seventy-two members. In this way the club is put on an operating basis. The entire cost for this recreation feature was borne by the Edgebrook Company, equipment being purchased to care for same before deeding property for the

use of the lot owners. The land covered by the park averaged about \$700 per acre. The cost of building the park was—the golf course \$32,000 plus \$3,400 sprinkling system."

### 258 Cities Report

**The examples given are typical of recreation areas in subdivisions all over the country. The National Recreation Association has attempted to list all the subdivisions of the United States having recreation areas and to compile the information in the chart which appears on the following page. To date information has been gathered from some 258 cities that have reported 527 subdivisions as having set aside recreation areas. There are other recreation areas besides those mentioned on the chart, but it is practically impossible to uncover all of them throughout the length and breadth of the land. Of those giving complete reports, 229 with a total acreage of 173,837.95 have set aside 10,533.08 acres for recreation purposes.**

### Apartment House Developments

It is not only the developers of subdivisions who have been setting aside space for recreation. Recently, we have witnessed owners of large apartments giving attention to this problem. Some in the congested areas of our large cities have included children's playgrounds and facilities such as swimming

(Continued on page 307)

## OVER 100 ACRES NO. 1

State and City	Development	Operator	Total Acreage in Development	Name of Recreation Area	Acreage Recreation Area	Taxes and Maintenance	Remarks
ALABAMA Birmingham Mobile	Mountain Brook Estates Redmont Park Wimbledon	Jenison & Co. Wimbledon Park Land Co.	2,234 405	Country Club and Bit and Spur Club	296	Jenison & Co., Country Club and Bit and Spur Club	
ARIZONA Tucson	Colonia-Solana Estates	Country Club Realty Co.	160	Arroyo Chico	12	3 years by Country Club Realty Co.	Donated to city
CALIFORNIA Berkeley Fontana Los Angeles	Berkely View Terrace Fontana Farms Palos Verdes Estates Leimert Park Terrace Park Forest Park St. Francis Wood	Wickham Haven, Inc. Fontana Farms Co. Palos Verdes Homes Ass'n. Walter H. Leimert Co. Walter H. Leimert Co. Wickham Havens, Inc. Mason-McDuffie	140 18,000 3,200 236 1,400 760 125	Leimert Plaza	6	Wickham Haven, Inc. Fontana Farms Co. Palos Verdes Homes Ass'n. Homes Association Community Association Wickham Havens, Inc. St. Francis Wood Homes Ass'n. Maintained by property owners at .005 sq. ft.	
Oakland San Francisco	San Roque' Park	San Roque Investment Co.	120	San Roque Park	8	San Roque' Inv. Co.	
Santa Barbara Stamford		A. Harry Abbott	1,000				
DISTRICT OF COLUMBIA	Kenwood Rock Creek Park Estates Spring Valley	Kennedy Chamberlin Dev. Co. Edson W. Briggs Co. W. C. and A. M. Miller	200 115 275				52 15 W. C. and A. M. Miller
FLORIDA Hollywood Miami Orlando	Hollywood by the Sea Sunset Grove Coral Gables Orwin Manor	Hollywood Land & Water Co. Geo. S. Merrick Co. Walter Rose Dev. Co.	25,000 200 7,799 350				305 10 109 10 City City City Walter Rose Dev. Co.
GEORGIA Atlanta	Druid Hills	C. H. Candler Realty Co.	1,600	Druid Hills	125		Within city limits maintained by city outside city limits private
ILLINOIS Chicago	Avondale Estates Garden Hills Lenox Hills Haynes Manor Forest Hills	G. F. Willis Has & Howell Herbert Kaiser Eugene Haynes Blanchard & Calhoun	250 155 160 200 1,000	Avondale Estates Sunnybrook Parks Lenox Hills Forest Hills	30 10 15 36 180		30 5 Herbert Kaiser City
INDIANA Anderson	Prospect Park Country Club Midlothian Highlands Rolling Green Subdivision Edgewood	Lonnquist Co. John P. Robertson Co., Chicago Carl O. Johnson & Co., Inc. Wade Donnelly	295 160 157	Harmon Field	154 5 6.4		154 Town City Lonnquist Co.
FORT WAYNE	Forrest Park and Forest Hill Indian Village	Louis F. Cudde City & Suburban Bldg. Co.	200 160	Indian Village Park and Playground	58		58 City City City
Hammond Indianapolis South Bend	Turner Meyn Park Brendonwood Common Coquillard Woods Valparaiso	Ioselin Meyn & Weiss Charles S. Lewis Coquillard Land Co. Schleiman-Morton Co., Inc.	132 350 720 151	Brendonwood Coquillard Golf Club and Playgrounds Forest Park Golf Course	7 100 150 43		7 City Brendonwood Common Coquillard Land Co. Schleiman-Morton Co., Inc.

## OVER 100 ACRES NO. 2

State and City	Development	Operator	Total Acreage in Development	Name of Recreation Area	Acreage Recreation Area	Taxes and Maintenance	Remarks
KANSAS Topeka	Westboro	Veale-Linscott Co.	160	Lakeside Westboro Parks	10	City	
LOUISIANA Baton Rouge	Southdowns Cotton Mill Park	A. D. St. Anant Guy P. Stuitts A. C. Steere Co., Inc.	278 200 1,400	Southdowns City	21 4 245	Outside city limits	
Monroe Shreveport	Broadmoore & South Highlands Gardens	Gelpi & Jarreau	1,200	Parish	70		
St. Charles							
MARYLAND Annapolis	Annapolis Roads	Munsey Trust Co., Wash, D. C.	341	Golf Club and Beach Club	160	Rec. area leased at \$10 per year for 28 years	
	Sherwood Forest Bay Ridge	Sherwood Forest Co., Bay Ridge Realty Co., The Pines Co., Inc.	850 400 150	Sherwood Forest Co., Bay Ridge Realty Co.	450 50 15	Partly deeded to the Pines Community Improvement Ass'n.	
	The Pines on Severn						
Arnold	Roland Park	Roland Park Co.	596	University Parkway	2.5	Roland Park Co.	
	Guildford	Roland Park Co.	335				
	Homeland	Roland Park Co.	390				
	Northwood	Roland Park Co.	165				
MASSACHUSETTS Salem	Pickman Park	Loring Realty Co., David Allen Reed	350	Pickman Park Playground	3	City	
Springfield	Edgemont Estates	Mrs. M. H. Cummings	140	Edgemont	16	Elgemont Estates City	
Woburn	Baylon Hill		200				
MICHIGAN Detroit	Glenoaks Subdivision	Great Lakes Land Co., Inc.	201	Harmon Oaklands Playfield	5	City	
	Washington Heights	J. Lee Baker Co.	640		213	City	
	Dixieland	Modern Housing Corp.	120		10	City	
	Formanwood	Modern Housing Corp.	380		18	City	
Grand Rapids	The Highlands "Cascadia"	Modern Housing Corp.	1,000	Property Owners	85	City	
Muskegon	Roosevelt Park	Kinsey & Buys	750		185		
Owosso	Green Meadows	Laura Patridge	300		12		
Saginaw	Golfside		162	Harmon Field	11	City	
			120		3		
MISSOURI Kansas City	Country Club District	J. C. Nichols Inv. Co.	4,000	Ward Parkway Mission Hills	90	City Homes Ass'n. Dev. Co. and Individuals owning abutting lots	
	Mission Hills	J. C. Nichols Inv. Co.	250		10		
NEW JERSEY Allwood	Allwood Country Club Estates	Chas. H. Reis, Inc.	500	Allwood Playgrounds	18	Charles H. Reis, Inc.	
Budd Lake	Sungeages Estates	John F. O'Brien	400	Country Club Estates	40	Property owners	
Eatontown	Colonial Lakeland	Voight and Bryce (Newark)	1,000		200		
Trenton		Colonial Land Co.	105		18		
NEW YORK Amityville	Nassau Shores	Harmon National R. E. Corp.	498		53.78		
	Anity Harbor	George J. Brown Organization	600		82		
	Brightwaters	T. H. and H. W. Atherson	150		22		
	Lang Field	J. C. Gangagel	204		3.5		
	Curtis Park	Curtis Park Corp.	200		30		
	Anduhon Village	Howard F. Burkhardt	943		250		

OVER 100 ACRES NO. 3

State and City	Development	Operator	Total Acreage in Development	Name of Recreation Area	Acreage Recreation Area	Taxes and Maintenance	Remarks
NEW YORK (Cont.)	Pinehurst Estates Hawkins Forest Hills Great Neck Islip Munsey Park New York City North Tarrytown Queensboro Staten Island Syracuse	Harrison Real Estate Corp. Louis C. Gossdorfer Russell Sage Foundation Long Island Realty Investment Corp. Horace Havemeyer Munsey Park, Inc. Harmon National R. E. Corp. Sleepy Hollow Manor, Inc. Queensboro Corp. Jackson Heights and Station Park Addition Little Farms of Princess Bay Little Farms at Annadale Richmond Shores Bradford Park	200 212 200 112.5 156 320 130 107 350 225 262 174 180 222 200	Munsey Park Sleepy Hollow Manor Club Community Playground Princess Bay Country Club Annadale Country Club	101 5 10 14 35 1.95 { 3.5 Lake 7 35	Long Island Realty Investment Corp. Pending Village Sleepy Hollow Manor Club Queensboro Investing Co.	Recreation area deeded to members of club
Greensboro	Latham Park Irving Park Sunset Hills Addition Friendly Road Project Garland Daniels Development Project Hamilton Lakes Addition Kirkwood Addition Nocha Park Sedgfield Est. J. Van Lindley Est.	J. E. Latham Co. Irving Park Co. A. K. Moore Realty Co. Robins and Well A. M. Scales	225 400 200 150 205 1,550 119 3,600 320 5,000 130 1,320	(colored)	72 120 111 30 65 400 8 20 140	City Country Club and Sedgfield, Inc. Cone Manufacturing Co. Pinehurst, Inc. Ross M. Sigmon	Est. No. 1 Assessment perpetual, to be deeded to an association of Est. owners. Est. No. 2 for 20 years
Ohio	Pinehurst Raleigh Salisbury	Ross M. Sigmon	420	Mariemont Co., S. H. Kleinman Realty Co. Elworthy-Helwick Co.	51 400	Title vested in Town Elworthy-Helwick Co.	Offered to city—pending
Cincinnati	Cleveland	Fairview Village	1,000 281	The Maerke - White - Huxtable, R. Auble Co., Cleveland R. T. Lewis Co. The Kissell Companies Louis S. Kreider Realty Security Co.	200 172 162 500 750 400	Fairview Park Mill Creek Park Crandall Park	36 5 27.65 41
Oklahoma	Oklahoma City Tulsa	Ridgewood Forest Glen Est. Wickliffe Crandall Park	2,780 300 160	Nichols Hills Mingo Heights Lakewood Park	295 10 23	Nichols Hills Mingo Heights Lakewood Park	City of Nichols Hills City City
Pennsylvania	Harrisburg Scranton	Fairview Village Marion Springfield Yonstown Bellevue Park	130 1,500	Union R. E. Inv. Co. Mr. Abbott	6		

OVER 100 ACRES NO. 4

## 50-100 ACRES NO. 1

State and City	Development	Operator	Total Acreage in Development	Name of Recreation Area	Average Recreational Area	Taxes and Maintenance	Remarks
CALIFORNIA Laguna Beach	Wesley Hills	Laguna Realty Co. W. C. and A. M. Miller	80 100		25 50		
DISTRICT OF COLUMBIA Miami	Bryan Park	J. and E. Holding Co.	60		2	W. C. and A. M. Miller City	
FLORIDA Atlanta	Brookwood Hills	Arthur Burdett	100	Brookwood Hills	10	Arthur Burdett	Plan to turn over to property holders
GEORGIA Chicago	Country Club Estates	Hass and Howell	100	Country Club Estates	3.15		
ILLINOIS Montmooth	New Roseland Siphers Addition	Harmon National Realty Trust J. D. Dittenbaugh	100 92	Community Recreation Center Differbaugh-Harmon Field	3.397 2	Harmon National Realty Trust City	Donated 1928
INDIANA Anderson	Grand View Terrace Wildwood Park Lafayette Place	H. A. Smith Lee J. Ninde Lee J. Ninde	80 95 75	Smith-Harmon Field Wildwood Park Lafayette Esplanade and Mc-Kinney Parks	3 3 7.5	City City City	Donated 1928
Fort Wayne	Pontiac Place Addition Sunnymede	W. E. Doud Whitcomb and Keller	95 100	Pontiac Place Park	2.5 2.5	City Company	Home owners maintain and operate
KENTUCKY Louisville	Cherokee Gardens	Hicatt Bros.	100		4.5	Developers for 5 years	
LOUISIANA New Orleans	Florence Park	Elias Pailet	72.7	Behrman Memorial Playground and Recreation Center	6 3	City City	
MASSACHUSETTS Lexington	Parkwood Beach Fair Oaks	Henry A. Brown Corp. Neil McIntosh, Boston	100 70		10	Parkwood Ass'n.	Improvement Title play space vested by lot owners
MICHIGAN Brockton	West Lawn Subdivision ("Glendale Sun Set Hills")	Walter Betterly Modern Housing Corp. Sunset Hills Development Co.	55 100 100	Harmon Field Harmon Field	3 11 4.93	City City City	Offered to city
MISSISSIPPI Jackson	Hawthorne Hills	Harry Hulen	100		24		
NEVADA Reno	Manor Park	W. E. Barnard	65	Manor Park	5	City	
NEW JERSEY Chatham	Chatham Manor "Nigger Pond" "Radburn" Colonial Lakeland Late Vincent Estate Enwood Subdivision	Harmon National R. E. Corp. Wm. T. Hoyt City Housing Corp. Colonial Land Co. Boundary Realty Co., Inc.	99 100 100 100 100 60		1.91 10 13 15 1 1	City The Radburn Corp. City	Donated to School Board in 1928 Donated 1928

## 50-100 ACRES NO. 2

State and City	Development	Operator	Total Acreage in Development	Name of Recreation Area	Acreage Recreation Area	Taxes and Maintenance	Remarks
New York Glen Falls	Broadacres	Broadacres Corp.	80	South Huntington Park	5	Broadacres Corp.	If city line is extended, rec. area will be deeded to city
Huntington Long Island City	Huntington Park Sunnyside Gardens	Huntington Park, Inc. City Housing Corp.	69 70		4 3	Town Community Ass'n. Membership fees	Title vested in N. Y. Com. trust
New York City	Bronx Hills Kings Club	Harmon National R. E. Corp. Harmon National R. E. Corp.	57 85		1.84 2.25	Harmon National R. E. Corp. Harmon National R. E. Corp.	Title play are, vested in organization property owners
Scarsdale Syracuse Utica	Canarie Gardens Cotswold Sunstruck Hill Park Oxford Hughs	Harmon National R. E. Corp. Johnson Properties Corp. F. J. Shaughnessy Hugh R. Jones Co., Inc.	55 70 59.81 52		5	Harmon National R. E. Corp.	
North Carolina Greensboro	Lindley Park	Paul E. Lindley R. E. & Trust Co.	65		12	City	
Raleigh	Fisher Park Addition Clinton Hills Barnes Subdivision Cameron Park Subdivision Boylan Heights Subdivision Fairmont	Mathewson Wills R. E. Co.	80 75 84 100 75		25 8 2 7 5	City City City City City	
Ohio Akron Toledo	Brooke Pointe Mt. Vernon	Residential C. A. Stroble (George B. Ricaby Co.)	96 100	Washington Park	21 18	Lot owners Mt. Vernon Realty Co.	
Pennsylvania Altoona Erie	Rushin Ridge Highland Park Addition	Baker Estates Brown-Russell Co.	75 70	Highland Park	2 1.93	City	
South Carolina Florence	Maple Park		70		4	Park Commission	
Tennessee Chattanooga Knoxville	Shepherd Hills Talohi	Paul W. Shepherd The Alex McMillan Co.	100 100	Shepherd Hills	4 11	Property owners The Alex. McMillan Co.	
Texas Coleman El Paso Houston	Stobaugh Mundy Heights Addition Broadmoor Idylwood East Norhill North Norhill Norhill Addition Woodlawn	J. A. Stobaugh Embry and Gillette Embry and Gillette Varner Realty Co. Varner Realty Co. Varner Realty Co. L. E. Fite	61 96 100 90 56.59 95.58 84.48 100	Harmon Field Mundy Park Playground Proctor Plaza Playground Woodlawn Park	3.5 1.5 .75 3 2.3 1.6 1.06 10	City City City City City Property holders	Donated 1928
San Antonio							
Virginia Arlington Co.	Lyon Park	Lyon & Fitch, Inc.	100		2	Lyon & Fitch, Inc.	
West Virginia Fairmont	Oakwood	Pleasant Acres Realty Co.	70		10	Pleasant Acres Realty Co.	

## 25.50 ACRES

State and City	Development	Operator	Total Acreage in Development	Name of Recreation Area	Acreage Recreation Area	Taxes and Maintenance	Remarks
DISTRICT OF COLUMBIA	Westchester Terrace	Cafritz Company	28	Carlin G. Smith	1	Cafritz Co.	
CALIFORNIA	Rainbow Crest	Carlin G. Smith	40	Carlin G. Smith Playground	4	City	
Los Angeles		Stamford Development Co.	33		2	Hycliff Club, Inc.	
CONNECTICUT	Hycliff	Cooper-Atha and Barr	50	Community Center	1	Tax free	
STAMFORD	Oakhurst	Mason L. Petro	45		6		
FLORIDA	Liberty Park	Charles Wolfe	30	Wolfe Park	3	Locally maintained, no taxes	
Orlando	Stacy Heights Maryland Park	First Mortgage Corp. of Iowa	40	Russell Park	1.5	City will not accept deed	
INDIANA	"Russell Heights Addition"	A. Russell The McNaughten Inv. Co.	40		3	City	
Mishawaka	Hyde Park	Edw. F. Seyler	30	Ven-Ture Lake Park	4	City	
IOWA	Davenport		50		10+	City	
Des Moines	Monte Vista	Smith and Boykin	34		11	City	
KANSAS	Woodside	Modern Housing Corp.	35				
Dodge City	Bay Terrace	Riviera Development Co.	40		1.2	City	
HUTCHINSON	Ven-Ture Park	J. C. Nichols Inv. Co.	50		3		
MASSACHUSETTS	Springfield		50	Happy Woods	4	Harmon National R. E. Corp.	
FLINT	Crestwood	Harmon National R. E. Corp. R. E. Porter Co.	50		2.52	Harmon National R. E. Corp.	
MISSISSIPPI	Mississippi	Ross and Lettwich Henry V. Kountz	30		3		
Biloxi	Elting Gardens		50		3		
HATTIESBURG	Orville Park		50	Lawn Park	2.5	City	
KANSAS CITY	Monte Vista		30	Harmon-Bracken Field	1.25	City	
MISSOURI	Crestwood		40				
Kansas City	Elting Gardens		40				
NEW YORK	Syracuse		40				
STATEN ISLAND	Orville Park		40				
Syracuse	Yonkers Park		40				
PENNSYLVANIA	Greensboro		40				
NORTH CAROLINA	Fairfield		40				
GREENSBORO	Lawn Park Subdivision		40				
PALESTINE	Broadway Heights		40				
ALTOONA	Locust Hills		40				
CONSHOHOCKEN	Allegheny Furnace		40				
LANSDOWNE	"Conshohocken"		40				
PALESTINE	Gladstone Manor		40				
TEXAS	Hamilton		40				
LORAIN	Lorain		40				
PENNSYLVANIA	Altoona		40				
CONSHOHOCKEN	Conshohocken		40				
LANSDOWNE	Lansdowne		40				
AUSTIN	Present Karen Park		50				
WACO	Karen Temple		35				
VIRGINIA	Ocean View Golf Course		50				
NORFOLK	Montvale		50				
WEST VIRGINIA	Montvale		50				
BLUEFIELD	Knollwood		42				
NEW JERSEY			42				
MADISON			42				

## 10-25 ACRES

<i>State and City</i>	<i>Development</i>	<i>Operator</i>	<i>Total Acres in Development</i>	<i>Name of Recreation Area</i>	<i>Acreage Recreation Area</i>	<i>Taxes and Maintenance</i>	<i>Remarks</i>
CONNECTICUT Bridgeport	Crane Mill Green	Bridgeport Housing Co. Bridgeport Housing Co.	24 20.23			Bridgeport Housing Co. Bridgeport Housing Co.	
FLORIDA Lake Wales	Idylweir	Chase-Gary Realty Co.	.25	Idylweir Park	1.5	City	
ILLINOIS Chicago	Indian Boundary Park	Gubbins-McDonnell and Bleitz	15		.5	Property owners in district	Title rec. area vested in Ridge Av. Park District
NEW YORK Niagara Falls	New Amsterdam Park De Veaux Terrace	R. W. Goode & Co. M. M. Oppenheim	18.5 20		2.5 1	R. W. Goode Co. City	Lot owners pay dues
NORTH CAROLINA Greensboro	Douglas Park College Park	Southern Real Estate Co. First Realty and Land Co.	25 20		3 2	City	

## LESS THAN 10 ACRES

<i>State and City</i>	<i>Development</i>	<i>Operator</i>	<i>Total Acres in Development</i>	<i>Name of Recreation Area</i>	<i>Acreage Recreation Area</i>	<i>Taxes and Maintenance</i>	<i>Remarks</i>
CONNECTICUT Bridgeport	Black Rock Tract Connecticut Av. Gramercy Cemetery Site Wells Park	Bridgeport Housing Co. Bridgeport Housing Co. Bridgeport Housing Co. Everett C. Wells	6.66 3.20 9.77 8.69			Bridgeport Housing Co. Bridgeport Housing Co. Bridgeport Housing Co. Bridgeport Housing Co.	
MINNESOTA South St. Paul	Mathew Farm	George F. Kramer	2.25				
NEW JERSEY Bayonne	Bayonne Apartments	Harmon Field	4		3.5	City	Donated 1928
NEW YORK New York City	Tudor City Garden Tenements John Jay Apartments Harlem	Bayonne Housing Corp.	.176		.026	Bayonne Housing Corp.	
PENNSYLVANIA York	La Mesa Verde Eastland Park	Fred F. French Co. Empire Mortgage Co.	5.9 .3		1.5 .025		Tide vested Empire Mortgage Co.
	Rensselaer Sunnyside	Open Stair Dwelling Co. Open Stair Dwelling Co. Eastland Park Co. Phipps Houses	.79 .73 2.90 .3		.10 .23 .96 1.36	Open Stair Dwelling Co. Open Stair Dwelling Co.	Leased city \$1.00 per year plus taxes
	Yorkshire	Mahlon N. Haines	2	Yorkshire Community Center	1	Mahlon N. Haines	Loaned to city

Since the completion of the chart additional information has come to us regarding the following subdivisions:

Name	Address	Acreage in Development	Acreage in Recreation Area
Hassayampa Mt. Club	Prescott, Ariz.	809	200
Frazier Mt. Park and Fishery Company	Frazier Park, Cal.	800	100
Leimert Park	Los Angeles, Cal.		4
Rockledge Park	Riverside, Cal.	10	
Sylvan Shores	Mt. Dora, Fla.	190	7
Golfview	Orlando, Fla.	300	60
Cherokee Heights	Waycross, Ga.	200	5
Marshall Field Garden Apartment Homes	Chicago, Ill.	5.657	
Ridgeland	Chicago, Ill.	50	1
Central Park	Streator, Ill.	20	1
Meadowbrook	Anderson, Ind.	148.25	.5
Hart Place	Evansville, Ind.	55	
Michiana Shores	Michigan City, Ind.	480	130
Earl Homestead	Michigan City, Ind.	105	
Cushman Acres	Michigan City, Ind.	170	120
Ridgedale	South Bend, Ind.	112	3.54
Lakeland Gardens	New Orleans, La.	1000	65
Elmwood	New Orleans, La.	500	110
Werner Park	Shreveport, La.	124	1.73
Guilford	Baltimore, Md.		5
Arundel-on-the-Bay	Annapolis, Md.	273	12
Priscilla Beach	Plymouth, Mass.	90	5
Atwater Park	Springfield, Mass.		70
Upper Arlington	Columbus, Ohio	1000	12
Spring Valley	Washington, D. C.		160

#### Summary of the Charts

10 subdivisions totaling	25.44 acres have set aside	9.19 acres for recreation
8 " "	153.50 " " " "	13.50 " " "
28 " "	1,143. " " " "	120.27 " " "
61 " "	5,085.16 " " " "	435.55 " " "
147 " "	174,037.50 " " " "	10,964.82 " " "
	<hr/> 180,444.60	<hr/> 11,543.33

Of 254 subdivisions showing complete records and which total 180,444.60 acres, 11,543.33 acres have been set aside for recreation, or slightly over 6 per cent.

10 subdivisions of less than 10 acres averages 31.6%
8 " " 10-25 " " 8.4%
28 " " 25-50 " " 10.4%
61 " " 50-100 " " 8.5%
147 " " 100 acres and more " 6.2%

A study of 270 subdivisions shows the following in so far as taxes and maintenance are concerned:

134	recreation areas have been donated outright to the city
72	" are maintained by real estate companies
43	" are maintained by property holders
13	" it is proposed to donate to the city
8	" are held in trust

# Control and Financing of Recreation Areas in Subdivisions

THE prevailing tendency of real estate subdividers who have set aside recreation areas in subdivisions that are within the city limits is to turn them over to the city government, through the Park Board or other department, for control and maintenance. It relieves them of the necessity for continued care and assures supervision of the area, and does away with the paying of taxes on the recreation area, either by the company or the home owners.

An alternative tried by some companies has been the vesting of the title to the recreation areas in an association of home owners. A levy is made on the home owners for the purpose of developing and maintaining the areas. Sometimes this cost is met by membership fees or special assessments. Eventually the home owners' association may turn the property over to the city, if they so desire.

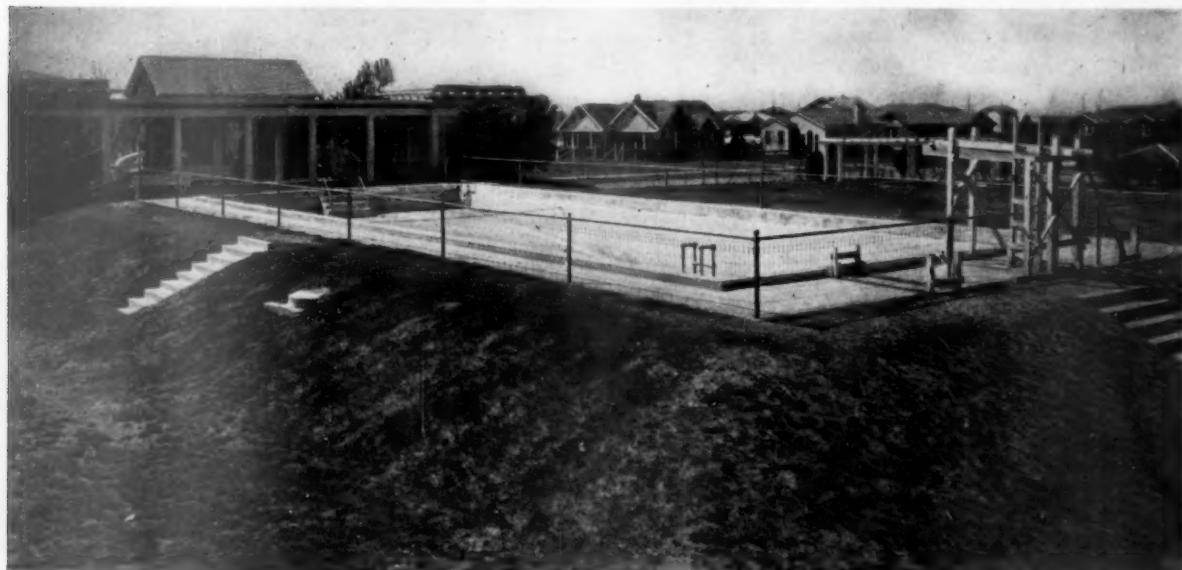
A swimming pool is provided in South Side Place, the development of the Crain Ready Cut House Company, Houston, Texas.

If land is to be held permanently for recreation purposes, the problem of control must be carefully considered

A few real estate companies have retained the title to the recreation areas temporarily, intending later to deed the spaces to the city or to the property owners. This has been true especially when subdivisions lie outside the city boundaries and the playground gift cannot yet be legally accepted by the city. To insure that the space set aside shall be devoted to recreation, most companies have specifically dedicated the land in perpetuity for recreation purposes. In only a few

instances have promoters used recreation space as a bait to lure buyers and later have cut up that space and sold it off into lots.

The question of deeding the land in such a way that it



will be held permanently for recreation purposes is an important one. Mr. Edward M. Bassett, in charge of the Legal Division, Regional Plan of New York and Its Environs, has called attention to the difference there is in our American cities between playgrounds which are part of park systems and playgrounds which are under the board of education. Land acquired by park departments for park, playground and recreation purposes is so dedicated when acquired that such land cannot be alienated in a large number of cities except by special acts of the state legislatures. Land acquired by school boards for new school buildings is not ordinarily permanently dedicated, and there is nothing to prevent school boards from building on spaces originally intended for play and recreation purposes or from selling the areas. In dedicating land to the municipality it is important for subdividers to keep in mind any legal restrictions involved.

Municipalities sometimes hesitate to accept raw recreation space, especially when there are few tax payers in the neighborhood. They are not so reluctant to accept it once it has been developed and beautified. This was demonstrated in a number of instances of real estate developers who had received the Harmon Award in 1928. The subdivider in this instance gave the land, and the Harmon Foundation made the money award to develop and beautify the playground.

Experience has shown that it pays subdividers to develop and beautify the land themselves if they are unable to persuade the city to accept it in the raw state. It is, of course, implied that the recreation area is the kind of gift which places no excessive burden on the tax-payers and is really needed.

Recreation workers and officials are naturally eager to see recreation

areas increased and their cooperation should always be secured. They may often be in a position to help if difficulties should arise in getting the municipality to accept gifts of land for recreation purposes.

The Los Angeles Playground and Recreation Department passed the following resolution urging all owners of new subdivisions to set aside areas for playgrounds in tracts being placed on the market to obviate the costly condemnation proceedings for such grounds in the future.



In many real estate properties set aside for popular use there are wooded areas such as this in Wilmington, Del.

Courtesy  
Harmon National  
Real Estate  
Corporation

A  
delightful  
cottage for  
golfers at the  
Nassau Shores, New  
York, development.

"Whereas, public playgrounds equipped for the play of children and made attractive as a community gathering place for people of all ages have come to be recognized as a vital necessity in every residential district in urban communities, and

"Whereas, suitable areas for playground purposes should be set aside in every residential tract, when the same is laid out, in the same manner as land for streets and easements for public utilities is provided when residential tracts are subdivided, thus making expensive condemnation therefor unnecessary at a later date, and

"Whereas, experience has shown that public playgrounds properly improved and operated enhance the value of surrounding property in residential subdivisions, and render the tract more desirable as a place of residence,

"Now, therefore, be it resolved that the Board of Playground and Recreation Commissioners of the City of Los Angeles urge subdividers of residential tracts to set aside in the original subdivision maps, such areas as will be suitable to serve play and recreation needs of the future residents of such tracts."

#### Dues and Assessments

There are varying plans in use regarding the assessment of property owners and the membership fees charged. A few examples follow which are typical of the methods in operation throughout the country.

#### Nassau Shore, Long Island, N. Y.

Purchasers of lots, on signing of contract are entitled to membership in the Nassau Shore's Country Club and are entitled to the use of the golf course and other facilities of the club, sub-



ject to the rules, regulations and green fees established by the club. A season golf pass costs \$20.00; a locker, \$5.00; season tennis privileges, \$2.00.

The recreation area is being maintained and operated by the Harmon National Real Estate Corporation until such time as it may be taken over by the organization representing the lot owners.

#### Kings Club District, Long Island, N. Y.

Membership is open to persons who are property holders in the Kings Club District as evidenced by the map of the Wm. E. Harmon Company. The initiation fee is \$15.00 per membership. The Board of Directors may at any time waive the initiation fee for a period not exceeding six months. Dues for membership are \$12.00 per year, payable semi-annually.

The Company leases the property to the Kings Community Club, Inc. for one \$1.00 per year.

#### Sunnyside, Long Island, N. Y.

All residents residing in the Sunnyside area are entitled to use the recreational facilities. The dues for those availing themselves of the privileges are \$12.00 per year payable monthly, quarterly or annually. The City Housing Corporation has appointed a committee of five persons to act as trustees; two represent the City Housing Corporation; two represent the property owners, and one without affiliation. Said Committee to supervise and control the layout, upkeep and use of said permanent park, etc.

#### Sleepy Hollow Manor Club, North Tarrytown, N. Y.

The present membership fee is \$150.00 which entitles the holder and his entire family to the use of the Club's facilities. The fee also covers

the cost of one membership stock certificate which participates in the ownership of the property. Of the fee, \$100.00 is applied against the retirement of stock in the hands of Sleepy Hollow Manor, Inc. and \$50.00 is applied against the reduction of the mortgage. Dues for the year are \$100.00. This includes membership for the entire family.

*Russell Gardens, Great Neck, L. I.*

An assessment is levied for maintenance of the recreation area up to five mills per square foot of area. This assessment is against all property in the development whether owned by Russell Gardens or others. The park space will ultimately be deeded to the Russell Gardens Association comprising owners of property in Russell Gardens, and this Association will pay the taxes and maintain the property.

*New Amsterdam Park and Playgrounds, R. W. Goode and Co., Buffalo, N. Y.*

The parent company has turned the recreation area over to a membership corporation which issues one certificate of membership with each lot to the original purchasers. The lot owner pays dues of approximately \$50.00 a year, which amply provides for the maintenance of the property.

*Homeland, Roland Park Company, Baltimore, Md.*

Property holders are assessed and taxed for park maintenance.

*Broadmoor, Seattle, Washington*

A corporation has been formed the name of which is the Broadmoor Golf Club. The capital stock, it is stated, shall be \$4,000, divided into 400 shares of par value of \$10.00. The purposes for which this corporation is formed shall be the establishment and maintenance of a golf club for the purpose of promoting social relations among its members, and to facilitate and encourage the game of golf and all other open-air sports, etc.

*Forest Hills Garden, Forest Hills, New York*

All private parks are maintained by an annual charge or assessment of seven and one half mills (\$.0075) per square foot of area, to be paid by owners of such undivided interest in proportion to their interests to the Homes Company.

Membership in the Community House is open to all. Each member is required to take out a bond of \$100.00, which sum is returned at a public drawing by lot. The dues are \$50.00 per year and include privileges for the entire family.

*St. Francis Wood, San Francisco, California*

The group of property owners have banded themselves together forming the St. Francis Homes Association. The latter pays all taxes and assessments levied by the authorities upon the parks and playgrounds.

*Palos Verdes Estates, Los Angeles County, Calif.*

The Palos Verdes Home Association has been incorporated. It is a permanent association of property owners to maintain the plantings, parks, streets, light and other improvements. The Association has the power to interpret and enforce all restrictions, and collect the annual maintenance tax (at a rate never more than the city tax rate of the old city of Los Angeles) for the upkeep of the property and for the general benefit of all property owners.

To this Association has been deeded the titles to the shorelands, golf course, and other parks, and also the titles to all dedicated streets. It will act as a permanent organizing force for community activities, helping to promote riding, yachting and fishing club and to organize pageants and other worth while community functions.

*Radburn, New Jersey*

As a guarantee to home owners of the permanence of the parks and open spaces in the areas now developed, they have been deeded over to the Radburn Association by the City Housing Corporation. The upkeep of these spaces and facilities is an important duty of the Radburn Association.

*Greenway Parks, Dallas, Texas*

The maintenance of the community park areas, called "Built-in-Playgrounds" by O. H. Koch, the engineer, is provided for by provisions in the deed which the purchaser assumes and for which he pledges an annual assessment, secured by a first lien on the property, not to exceed \$.15 per one hundred square feet of lot area per annum. The administration of such maintenance is under the direction of property owners. The committee is chosen annually at a meeting of property owners in each district.

#### Forms Used

Articles of incorporation under which home associations and similar groups are organized and deeds and contracts of sale vary in their provisions regarding recreation areas. A few extracts, however, are given as typical examples.

*From Amended Articles of Incorporation of St. Francis Homes Association*

"To provide for the lighting, improving and maintaining of such streets, parks and other open spaces, including all grass plots and other planted areas within the lines of such streets, now existing or hereafter to be created in or bordering upon said tracts as shall be maintained for the general use of the owners, and their successors in interest, of any portion of said tracts of land; to construct; improve and maintain parks and parkways, tennis courts, playgrounds and a community club-house in said tracts; to purchase water for irrigation and to construct and operate a pumping plant and water system for the irrigation of the parks, grass plots and other planted areas now existing or hereafter to be created within the lines of the streets shown on such map or maps or bordering upon said tracts; to care for all such vacant and unimproved lots and plots now existing or which shall hereafter exist in said tracts; to take any action with reference to such vacant and unimproved lots and parks as may be necessary and desirable, in the opinion of the Board of Directors of this Corporation, to keep the said vacant and unimproved lots and plots neat and in good order; to pay all taxes and assessments which may be levied by any authority upon the streets and parks now or hereafter opened, laid out or established in said tracts, and on such other open spaces therein as shall be maintained for the general use of the owners of any portion of said tracts of land, and their successors in interest, and also the ornamental features, tennis courts, community club-house, pumping plant and irrigation system, sewers and storm drains established on said tracts or the streets adjacent thereto, whether taxed or assessed as a part thereof or separately; to enforce the restrictions, conditions, covenants, charges and agreements at any time created for the benefit of any portion of said tracts of land, or to which any portion of said tracts of land may at any time be subject, and to pay the expenses in connection therewith; to approve plans for dwellings or other structures to be erected on any portion of said tracts of land, and to pay the expenses incident to the examination and approval thereof and to such supervision of construction as may, in the opinion of the Board of Directors hereof, be necessary; to provide for the sweeping and cleaning of streets, the collection and disposition of street sweepings, garbage and the like, and the maintenance of the sewer system and community

police protection in the said tracts of land; and to do and perform all things necessary for the general welfare of the owners of any portion of said tracts of land."

*From Warranty Deed, Golfside Corporation, Saginaw, Michigan*

"(g) The owners of lots in said Golfside Subdivision and Hill's Replat after January 1, 1928, shall be liable for the cost of maintenance of all utilities, improvements, streets, parkways and parks in Golfside Subdivision and Hill's Replat, the cost to be determined on the basis of the frontage that each lot bears to the total frontage of all lots in Golfside Subdivision and Hill's Replat."

*From Certificate of Incorporation of the Radburn, New Jersey, Association*

"(5) To acquire, equip, construct, maintain, and supervise within or without The Property for the benefit of residents in The Property playgrounds, parks, club houses, community centers, tennis courts, athletic fields, golf courses, swimming pools, and recreation facilities of every kind and character, and facilities for the enhancement of community life, with the right to fix and collect charges for the use thereof.

"(14) To pay all taxes and assessments, if any, which may be levied by any authority upon the property owned by the Association or upon the streets, highways, parks, commons, footways, walks, lanes or other open spaces maintained and lands acquired for the general use of residents within The Property.

"(17) Insofar as permitted by the Laws of the State of New Jersey, to do any other thing that in the opinion of the Board of Trustees may be of general benefit to the residents of The Property and to acquire and maintain property and expend money and do any and all things to promote the health, safety, and welfare of residents within The Property, and to provide for education, recreation, and the enhancement of social life and community welfare within The Property; the foregoing specific powers being by way of illustration and not by way of limitation."

Extracts from a few forms of conveyances follow:

*Extract from Deed, Kings Club District, Brooklyn, New York*

"This conveyance is made upon the express condition that the above described premises shall be used as a recreational ground, club house and

(Continued on page 307)

## The Legal Point of View

**Legislation must be the result of a thorough and conscientious study and statement of the problem to be solved or the need to be supplied**

**E**XPERIENCE has shown that there is a need for modern, comprehensive planning and zoning enabling laws. The past decade has seen considerable progress along this line, but much needs yet to be done in subdivision control. A number of cities have laws affecting the problem and many cities have made local provisions.

Mr. Edward M. Bassett, in charge of the Legal Division of the Regional Plan of New York and Its Environs, in discussing the statutory requirements for setting aside playgrounds in plats with reference to the amendments to the general city and village laws of New York State passed in 1926, said: "Small parks for playgrounds are nowadays about as necessary as streets. Fast moving automobiles render all streets dangerous for play purposes. Yards about houses are usually too small. Yet in the rapidly growing areas throughout a region a house is built on every lot without a thought of setting aside small parks for playgrounds before the land is built over. After acres of houses are built and occupied, the cry for the first time arises for playgrounds. Then the playgrounds, if established at all, are likely to be put in the wrong places. Sometimes they are produced in emergencies by tearing down existing houses. Some far-seeing developers set aside small parks in their developments. They

Laws are important, but voluntary action on the part of Planning Commissions and subdividers can do much to secure play spaces for our communities.

say that if small parks for playgrounds are set aside, the remaining land will sell for enough to make this profitable. The new laws make possible an offset of small park land against street land so that a developer can save on street widths and throw the saving into small parks.

"The new laws which are permissive, as far as their adoption by any city or village is concerned, provide that:

"Before the approval by the planning board of a plat showing a new street or highway, such plat will also in proper cases show a park or parks suitably located for playground or other recreation purposes. In approving such plats the planning board shall require that . . . the parks shall be of reasonable size for the neighborhood playgrounds or other recreation uses. In making such determination regarding streets, highways and parks, the planning board shall take into consideration the prospective character of the development, whether dense residence, open residence, business or industrial.

"Although no owner is compelled to dedicate land for a park or playground, these laws provide a means by which such land may be compelled to be platted for this purpose. A period of time is prescribed within which the municipality may acquire this land in case the owner does not choose to dedicate it. The real estate developer can often be accommodated by certain changes in street widths or modification of zoning



Courtesy Palos Verdes Estates

so that his layout, when including playgrounds, will be to his advantage.

In 1927 the Town Law of New York was similarly amended.

"To supplement and amend the Greater New York Charter, in relation to establishing a department of city planning, creating the office of commissioner of city planning, and defining the powers and duties of such department and commissioner.

**"SECTION 449g. Consideration of map or plan of a subdivision.** When a map or plan of a subdivision shall be submitted to the board of estimate and apportionment for its approval pursuant to Section 1540 of the Greater New York Charter, a copy thereof shall also be submitted to the commissioner of city planning and the board of estimate and apportionment shall not take any action thereon until a reasonable opportunity shall have been afforded such commissioner to make his report and recommendations in respect thereto, especially in reference to the location of a park or parks suitable for a playground or other recreation. Every such map submitted to the commissioner of city planning shall contain the name and address of a person to whom notice of a hearing shall be sent and no such recommendations shall be made to the board of estimate and apportionment in respect to such map until the commissioner of city planning shall have afforded a hearing thereon. Notice shall be sent to such address by registered mail of the time and place of such hearing not less than five days before the date fixed therefor. The commissioner of city planning shall examine such map and determine whether or not the streets proposed are of sufficient width and suitably located to accommodate the prospective traffic and to afford light and air to buildings and access of fire-fighting and whether such streets are coordinated so as to compose a convenient system, and whether the land shown on such map is of such a character that it can be used for buildings without danger to the health of the occupants, and whether the

parks, if any, are of reasonable size for neighborhood playgrounds or other recreation uses, and shall report his conclusions in respect to such matters to the board of estimate and apportionment."

#### Extracts from Municipal Regulations Governing Control of Subdivision Layout

*Palo Alto, California (City Planning Commission—Rules for Land Subdivision, April, 1930).*

"11. Parks, Schools, Playground Sites, etc. In subdividing property, due consideration shall be given by the subdividers and the Commission to the dedication or reservation of suitable sites for schools, parks, and playgrounds so as to conform as nearly as possible to the Master Plan and general plans of the city and nearby areas. Such provision should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be dedicated or acquired."

Note: The opportunities for cooperation of the sort implied in the rule above have scarcely yet been touched. Any subdivision of reasonable size is almost certain to have a church or a school in it at some time. A neighborhood park of at least twenty acres should be made available for development in each square mile of residential area; and small parks of at least ten per cent. of the total area should be distributed throughout all residential districts. These incidental features of every residence district should be planned at the time the land is platted. A distribution of a portion of the selling value of these areas among

the remaining lots will generally make it possible for the promoter of the subdivision to offer such areas at prices that will permit immediate acceptance. Small tracts for parks, if of usable size, may, with profit to the subdivider, be dedicated free to the city. The advantages of the park may be capitalized in the sale of lots, and generally enough additional will be realized to more than pay the original cost of the land given to the city.

**There is nothing in the nature of American constitutional law which should produce timidity or the palsyng of effort by fear of constitutional difficulties. The American constitution is sufficiently beneficent and wide-armed to receive within its protection whatever is morally and intellectually justifiable and really needed for the public welfare. Whatever is done should represent painstaking and thoroughgoing search into the public needs, into the ascertainment and statement of the problem and into the working out of the solution.**

**By one method or another each community can within its resources acquire and produce such amount and distribution of open spaces as it needs and should have for the health and well being of its people, if it will but have the courage and intelligence to go about the development of its plan, its legislative and administrative procedures in a thoroughgoing, intellectually honest and scientifically patient manner.**

**ALFRED BETTMAN,  
Attorney and Member of the  
City Plan Commission of Cincinnati**

*Town of Milford, Connecticut*

"The Commission may require where it deems advisable that a suitable area or areas in the subdivision, not exceeding ten per cent. of its total area, be dedicated for park and playground purposes."

*New Rochelle, New York (Planning Board—Rules governing the platting of land)*

"16. Suitable property should be allocated for schools, parks and playgrounds to be dedicated or to be reserved for the common use of all property owners by covenant in the deed and subject to the control of the municipality under conditions approved by the Planning Board."

*Rochester, New York*

"In subdividing property, due consideration shall be given to the laying out of suitable sites for parks and playgrounds."

*White Plains, New York (City Plan, 1928—Control of Land Subdivisions)*

"That a proper portion of each plat should be set aside for public use in the form of open spaces for parks, playgrounds, and public buildings . . .

*"Appendix 'C'*

"4. The area needed for parks and playgrounds will depend somewhat on the amount of garden and play space available on the individual lots.

"5. . . . However, by platting larger lots than are required by the present zoning for the rest of the tract or by setting aside small park or play area, the average density required by the zoning can be maintained over the tract as a whole.

"6. Small parks increase the desirability of a residence neighborhood. They make for stability and permanence. They are an essential part of a good neighborhood environment. Small parks sufficient for the needs of the future residents of the subdivision should be set aside by the subdivider. The area to be devoted to such use should depend on the lot sizes and type of housing proposed. Concessions in regard to lot sizes, street widths and zoning changes can appropriately be granted to developers who voluntarily make liberal provision for small parks.

"12. Before drawing up a final subdivision plan for the approval of the City Planning Board it is suggested that a tentative or preliminary plan be informally submitted to the Board. . . .

This preliminary plan should show: (h) proposed parks or other open spaces.

*Canton, Ohio*

In all residential subdivisions containing more than twenty-five acres, the platting shall provide for small parks, playgrounds or other open spaces or grounds, in addition to streets or ways, the aggregate area of which open grounds or spaces shall not be less than one twenty-fifth (1/25) of the area of the subdivision; provided, however, that this regulation shall not be interpreted as requiring the dedication of said open grounds or spaces to the public but as requiring the grant of such easements or rights as will secure the use of the same for recreational and open air purposes by the inhabitants of the territory of the subdivision; and provided further that the Commission may remove or reduce this requirement in special situations where, either by reason of exceptional hardship or by reason of the supply of other adequate recreational and open air spaces or by reason of the exceptionally large area of the lots of the subdivision, the Commission deems the above requirements unnecessary or unreasonable."

*Cincinnati, Ohio*

"The City Planning Commission shall be the Platting Commission of the City and as such shall have the control of platting and shall provide regulations governing the platting of all lands within the City or within three miles thereof, so as to secure a harmonious development and to provide for the coordination of streets with other streets and with the official city plan and to provide for open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air and for the avoidance of congestion of population.

"Such regulations may include requirements as to the extent to which and the manner in which streets and other public ways shall be graded and improved . . ."

*Memphis, Tennessee*

"In subdividing property, due consideration shall be given to the dedication of suitable sites for schools, parks and playgrounds. Such provision should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be dedicated to the City."

*Kenosha, Wisconsin*

"The City Plan Commission, where possible,  
(Continued on page 308)

# On America's Playgrounds This Summer

## Where

### Children Reign Supreme

In Louisville, Kentucky, four traveling play leaders, two white and two negro, are going about the city responding to the requests of neighborhood groups wishing help in arranging a neighborhood get-together or planning a night of street play. These leaders are also going to orphanages, children's hospitals, churches, and institutions of all kinds requesting their services. This service is being conducted during the vacation months instead of the street play which the Recreation Division conducted last summer.

The Department of Public Playgrounds and Recreation of Reading, Pennsylvania, in cooperation with the Junior League of the city which is financing the project, is also providing a worker this summer to help institutions in their play problems. One of the staff members is devoting her entire time to visiting the institutions of Reading and Berks County with a program which is reaching hospital patients, children of all ages, delinquent girls, and nurses. The program includes games and occupational therapy for hospital patients, storytelling, active and indoor games, handcraft, folk dancing, and dramatics for those in orphanages and similar institutions.

#### Music Popular

And in Mobile, Alabama, "junk" bands, the name originating with the children themselves, are enlivening the playground program this summer.

A bird's-eye view of the playgrounds shows many fascinating activities.

These bands are made up of children who can play an instrument of any kind—and nothing is excluded from this unique organization! Thus far guitars have predominated. One boy is using a one string cello which he made. Much stress is being laid on playground music and there are ten units of rhythm bands, ten harmonica bands, and ten ukulele groups. Professional musicians of the city are taking a great deal of interest in the music activities of the playgrounds and are cooperating in every possible way.

In Jacksonville, Florida, too, music is playing an important part this summer. The bands promoted by the Playground and Recreation Board, the philharmonic orchestra, the junior symphonic orchestra, the drum and bugle corps, the mandolin orchestra, the harmonica band, the children's rhythm band, and a civic opera association, are all functioning. Drama is also considered important. The Community Players early this summer produced a bill of one-act plays, and this group is now taking drama into the various communities

through the use of a portable stage set up on the playgrounds. Street showers are being operated in seventeen locations, while two swimming pools are serving the bathing public. These opportunities to "keep cool" are greatly appreciated.

The results may not be pleasing to the music critic, but it's great fun for the band!



### And on These Hot Days!

Street showers are delighting the hearts of the children of Montreal, Canada, for so successful were the two portable wading pools provided last summer by the Montreal Kiwanis Club and operated under the supervision of the Parks and Playgrounds' Association, that the Kiwanians this year are furnishing a truck to convey the apparatus from one area to another. In addition to the 32,000 children who enjoyed the pools and showers last year, children in many other congested sections of the city through

Kiwanians' generosity will be enabled this year to share in the benefits. Last year the two pools were used simultaneously, one serving thickly populated sections in the east end, the other, similar districts in the west end. The firemen of the various stations decided to join in the fun, and when it came their turn to have the pool they purchased liquid soap and helped give the boys and girls shampoos and baths.

The dips offered a splendid means of getting in contact with parents and children who were badly in need of the sort of assistance which the recently established Health Service, operated in connection with the playgrounds, was ready to give boys and girls. Last year on certain days a doctor, a trained nurse, and two final year medical students visited the playgrounds in turn, examining the children and advising them how to build up healthy bodies. The service is being continued this summer.

### Working to Win Their Awards

More than 2,000 Seattle boys and girls began their long awaited and highly prized summer vacation by enrolling in "school," the school in this case being the Playground Achievement Club, conducted by the Playground Division of the Seattle Park Department. And today on every one of the city's twenty-eight play fields these boys and girls are earnestly working on their "les-

sions," intent upon earning enough points to win a blue, red or white achievement club ribbon—the highest play field award attainable.

The school room is a shady play field corner, and the "pupils" make boats, cars, dolls and toy houses, and swim, dive and play ball in their classes. The teachers are there, too, play leaders who are the constant companions of the children throughout the summer. And to carry out the analogy, the much sought "100" is the perfect mark in the playground school as well as in the conventional three R's.

Twenty events in all are listed on each child's achievement card under the classification of athletic achievements, hobbies, and special achievements, with three left open to the play leader to fit the local conditions. For athletic achievements the boy or girl must pass one physical ability test—one to five points credit; must compete on a playground team—five points or none; place in local "C" events—limit of five points; participate in an all-city event—five points or none; do any standard athletic stunts—one point for each with a limit of five, and he must also teach a game to an organized group or umpire a game—one to five points.

For hobby achievements the child is required to complete two handcraft articles—one to five points; to play a musical instrument or show satisfactory results in another hobby—five points or none; to read a book from an approved list—five points or none, and to mount and name ten nature specimens—one point for each two completed.

Special achievements involve doing a good turn on the playground—one to five points; enrolling an achievement club member—five points or none; demonstrating a method of first aid—one to five points; attending Camp Denny, the municipal overnight playground camp, or any other approved camp—five points or none; swimming twenty-five feet—five points or none, and performing a stand-



**Not merely showers but veritable life-savers these hot August days!**

ard dive—five points or none. Suggestions for the remaining three events include ability to score a baseball game, membership in an outside club or organization, leadership in a local special day program, ability to tie standard knots and to tell a story satisfactorily to a group on the playground.

One hundred points is the maximum score. Ninety-five points earn a blue ribbon which carries the same splendor and prestige as the traditional blue ribbons of horse racing. Eighty or more points earn a red ribbon, while sixty-five or more qualify the child for a white ribbon. Any boy or girl in the city under sixteen years of age is eligible to join the Achievement Club. Score cards, 9 by 5 inches, are issued to each member and on these the play leaders tally the points earned. The period in which ribbons may be earned extends from June 13th to August 29th, but awards earned before the final day are immediately presented to the victorious youth.

Children on the Birmingham, Alabama, playgrounds are competing for points in a merit system in which participation and accomplishment count. Under the new plan all children coming

to the playgrounds are registered by play leaders and a daily record of each will be kept. Any boy or girl who enters a number of the events has an opportunity to win an award. Loving cups will be awarded at the end of the season for winners of the greatest number of points won, and ten awards, consisting of park board monograms or similar insignia, will be made for high scores in each of six classes—junior boys; senior boys; junior girls; senior girls; men, and women. There will be three pennants offered for which the playgrounds will compete throughout the season. These pennants will be awarded at the end of two weeks to the three playgrounds which make the best scores and show the best participation during the first two weeks. Winners will hold the pennants two weeks and at the end of that time they will go to the playgrounds showing best scores for the preceding two weeks. The Board will continue to award ribbons to winners from the various classes at the pet show, doll buggy parade, the handcraft exhibit and other similar events. Thus individual winners and entire groups will have the thrill of accomplishment.

**Whatever else the playground program may offer, how very long the list, it's not complete unless there is an opportunity for handcraft activities.**



Courtesy Salt Lake City Recreation Department



**Baseball, says the pessimist, is losing its popularity with boys. This bird's-eye view doesn't prove it!**

#### Activities of All Kinds

Each of the Irvington, New Jersey, playgrounds has selected a nation for its own, and the program of folk dancing, music, craft activities and games which is now going on, is based on the customs of the country the playground is representing. This will lead up to a final International Day at the close of the season, when instead of the customary circus there will be craft exhibits and demonstrations of cultural as well as physical activities. An area of a large play field will be allotted each nation for displaying its exhibit.

Three major handcraft projects are being carried out on the playgrounds of Decatur, Illinois—marionettes, silvercraft and vase making. Camp parties are another popular activity. Children who visit the playgrounds are being given an opportunity to enjoy two-day camping parties sponsored by the Pines Community Association. Camp facilities and supervision are provided by the association, the children furnishing their own food supplies and the necessary blankets. The camps are being maintained on a budget of \$300.

At Bloomfield, New Jersey, the Recreation Commission is holding a Fathers' and Mothers' Night once every two weeks on each playground with a special program of games, community singing, and other activities that fathers, mothers, and children can enjoy together. Simple folk dancing is a part of the program.

The miniature airplane makers of Detroit, Michigan, are fortunate in having the use of the large hangar at the Detroit airport for their activities. The boys have been given a side room in which to make their planes and they are permitted to fly them in the hangar when it is not being used for the storage of airships. The Depart-

ment of Recreation, in co-operation with the *Detroit News*, initiated a novelty event in an auto-giro model airplane contest open to all boys and girls under twenty-one years of age. The *News* published a series of drawings to guide the model builders.

Many of the ninety playgrounds in Westchester County have toy symphony orchestras this summer, and rhythm sticks, triangles, tambourines, castanets, wood blocks, jingle sticks

and drums are vying in popularity with coping saws, hammers and other tools of the handcraft program which a member of the staff of the County Recreation Commission is promoting in her weekly visits. Another worker from the Commission is visiting the playgrounds organizing dramatics, while the Commission's nature lore specialist, through nature talks and exhibits at the various centers is acquainting the children with the mysteries of nature and introducing them to native birds, trees, rocks, flowers and plants. The traveling circus is making its rounds again this year, and rehearsals for the "greatest show in the County" are now under way.

#### Athletics Everywhere—Especially Ball Games!

Approximately 3,040 adults and 500 boys are playing mush ball (indoor baseball) in parks, corner lots, school yards, and parking places in York, Pa. The adults are members of 102 regularly organized league teams and fifty independent teams. The boys are members of twenty-four teams in three playground leagues and of a score or more of independent clubs. Many of the members are unemployed men and older boys, and the activity is doing much, according to the recreation officials, to maintain their morale in this difficult period.

One of the most interesting activities being promoted by the West Chicago Park Commissioners this summer is the Stanford Park Twilight Baseball League, composed of ten senior teams of twenty players each. The average age of the players is about twenty-eight years and the majority of the men playing are in business or in various professions in the neighborhood. It was

found that there was a real need for organized tournaments conducted over a period of several months with rules made as lenient as possible. For example, a soft ball fourteen inches in circumference is used, and the pitching is slow in order to enable the batter to hit the ball, thereby giving the infield and outfield an opportunity to play continuously. The distance for the bases is sixty feet; balls and strikes are called to prevent stalling, but all other rules are the same as those controlling regular baseball.

The team is made up of a variety of nationalities and interest is very keen. There is a nightly attendance of from 800 to 1,500 people. The tournament is conducted on a double round robin basis divided into two halves. First and second place winners of each half will play in final series of three games in September to determine the champions and the runners-up. Between the first and second half the plan is carried out of allowing the teams to add any new players, make transfers, and strengthen the team before the first game, but no changes are allowed after the half begins. By dividing the tournament into two halves the beneficial effect is secured of tending to prevent the team down in league standing from becoming discouraged and dropping out. This gives the team a new lease of life. A nominal entry fee is charged for the purpose of holding the interest of the teams in the league, and this money is expended for trophies and medals selected by the managers themselves. All protests, which must be in writing, are taken up at the end of each half and the managers who are the governing board, decide on the merits of each protest. Experience has shown this to be the best policy.

The younger boys, who watched the seniors play daily, asked to be organized into a league of their own with the result that at the present time there is a Junior League of twelve teams of twenty boys each. In addition, a Teenie Weenie League of boys between the ages of ten and fifteen has been organized. Altogether there are in active competition in all the leagues

600 boys and men. In the case of the senior and junior divisions the teams furnish their own balls and bats; in the Teenie Weenie League balls and bats are furnished by the Commissioners.

Baseball is making rapid strides in Elmira, New York, as well as in York and Chicago. This year over 1,000 men and boys are playing in the baseball teams organized by the Recreation Commission. There are fourteen leagues of ninety-six teams; five leagues of thirty-two teams of boys under fourteen years of age are being sponsored by the Elks Club which is giving trophies to the winning teams of each league and banquets for all the teams. The plan is being followed of leaving the game in the hands of the boys, no adult coaches being allowed on the side lines. The older boys in the American Legion and junior leagues are taking a great deal of interest in the midget leagues, are organizing some of the teams and helping to coach them. As the boys leave the midget leagues they go into the junior leagues and most of them are organizing their own midget teams. The responsibility which the boys are assuming is doing much to develop leadership.

This summer the Department of Public Playgrounds and Recreation of Reading, Pennsylvania, is administering the entire tennis program, and a new system of reserving courts has been introduced. Telephone reservations may be made twenty-four hours ahead through the recreation headquarters. Reservations are recorded by the number of the court and the number of the player on a master sheet. Players are required to register not only their own numbers but the numbers of their partner and opponents. Individuals wishing to reserve courts are asked to take out permits at 25 cents each for a year, the fee to be used to cover the clerical service involved. Any one can play without a permit if he wishes to take his chance on securing a court at the time he wishes it.

#### Not Forgetting Mother and Dad!

Mother and Dad Week is a new activity this summer on the

**On August 14 the attention of the nation will center on the public playgrounds of the United States. President Hoover has written a special message to the two and a half million boys and girls of the playgrounds, which, printed on cards, will be distributed to them on that day. From 266 communities requests for one million of the cards have already been received at the headquarters of the National Recreation Association.**

**The day will be given over to field meets, pageants, amateur sports, story-telling festivals, and other special programs in celebration of twenty-five years of recreation progress. One large city will make the day the beginning of a two weeks' campaign to interest parents in the public playgrounds used by their children.**

**Have you completed your plans for this gala occasion? If not, be sure to write or wire the Association for your cards, in order that the children of your community may not be disappointed.**

(Continued on page 308)

## Out-of-Doors



Courtesy Camp Lauderdale, New York

Camps provided in the national forests offer all the joys the camper can wish.

### — with Uncle Sam

**N**OW that summer is here many are responding to the invitation to play in the great outdoors which for weeks has been broadcast by old Mother Nature. City parks are being thronged with recreation seekers and an increasing army of motorists is invading the countryside. The hiker, the fisherman and the camper are abroad in the land! In fact the real playtime of the year has come to those living north of the equator and every one of us is looking forward to some relaxation in the open.

The United States is fortunate in having many natural facilities for outdoor recreation. Mountains, forests, lakes and streams are within reach of nearly every community. Important in the outdoor recreation field are the national forests, administered by the Forest Service United States Department of Agriculture. Rich in scenic beauty, as well as in natural wonders and historic interest, they are among the leading playgrounds of the nation. There are 151 national forests, located in thirty states, as well as Alaska and Porto Rico, and containing in the aggregate an area of 160,000,000 acres or nearly seven per cent of the total land area of the country.

#### **The Forest Service of the U. S. Department of Agriculture tells us how to use our many national forests to the best advantage.**

That recreation has grown to be one of the major uses of the national forests is demonstrated by the fact that last year they were visited by over 31,000,000 vacationists, including picnickers, motorists, hikers, campers, fishermen, hunters, hotel and resort visitors and summer residents. National forest administration is therefore looking more and more to the development of recreational facilities. Roads and well-marked trails are being extended to make the forests easily accessible and there are countless secluded spots along the banks of streams and lakes where the camper may pitch his tent, free of charge, although on some forests it is necessary to secure a camp fire permit. In localities frequented by large numbers of people free public camp grounds are being improved by the Forest Service and sanitary facilities, fireplaces, water supplies, and other camp conveniences are being provided for

the comfort of visitors. At the close of 1930 about 1,700 of these camp grounds, either wholly or partially improved, were being used. Some 1,200 hotels, resorts, and summer camps and 10,770 private summer homes are operating under permit. Under free permit fifteen municipal recreation camps are operated in national forests on a non-profit basis by several of the larger municipalities of California. The Forest Service has also issued permits for summer camps on National Forests in various parts of the country to a number of organizations such as the Boy Scouts, Girl Scouts and Y. M. C. A.

Big game is found in the mountainous parts of the national forests, and many excellent trout streams and lakes, periodically restocked with young fish, offer keen sport to the angler. Outside of certain game refuges within the national forests, the only restrictions on hunters and fishermen are those imposed by the state fish and game laws. In fact, all that the Forest Service asks of any visitor is that he look to the proper sanitation of his camp or picnic ground and to care with fire. For purposes of public education and recreation the Forest Service under a recent departmental regulation, is establishing a series of representative areas in the national forests known as "primitive areas" wherein those who crave the "back-to-nature" type of recreation will find wilderness unimpaired. Within these areas, so far as is practicable, primitive conditions of environment, transportation, habitation and subsistence will be kept. In maintaining such areas the Forest Service hopes to prevent the impairment of unique natural values and to give the public opportunity to know the conditions which existed in the pioneer stages of the country's development and to engage in the forms of recreation characteristic of that period.

National forests are found within reasonable traveling distance in nearly every part of the country. Although the majority of them still lie west of the Great Plains, forests have been created in the Lake States, in the White Mountains, the Central and Southern Appalachians, the Ozarks, and other sections of the east and south. Recreation leaders who have the op-

portunity to do so are invited to take advantage of the recreational facilities offered by national forests. Information regarding any national forest can be obtained from the Regional Forester in charge of the region in which it lies. Following are the addresses of the nine regional headquarters of the Forest Service:

Lake States Region—Customs Service Building, Milwaukee, Wisconsin.

Northern Region—Federal Building, Missoula, Mont.

Rocky Mountain Region—Post Office Building, Denver, Colo.

Southwestern Region—Gas and Electric Building, Albuquerque, New Mexico.

Intermountain Region—Forest Service Building, Ogden, Utah.

California Region—Ferry Building, San Francisco, Calif.

North Pacific Region—Post Office Building, Portland, Oregon.

Eastern Region—Atlantic Building, Washington, D. C.

Alaska Region—Federal and Territorial Building, Juneau, Alaska.

An informational map folder, "Vacation in the National Forests," may be obtained free of charge from the United States Forest Service, Washington, D. C. The folder gives the location and headquarters address of each of the 151 national forests, together with a brief description of their recreation use.

### The Camp Fire

When picnics, camps and other outings are the order of the day there will often be occasion for a camp fire. To most persons half the pleasure of a woods outing is in building and cooking over a fire. But notwithstanding its usefulness and charm, there is no greater potential source of danger than the improperly made camp fire. Carelessly handled almost in the twinkling of an eye it can set loose a devouring demon and turn a sylvan paradise into a roaring furnace. It therefore behooves the tenderfoot to learn the ways of a camp fire before he attempts to build one in the woods. For this reason the Forest Service has



Government workers provide nature and hiking trails for recreationalists.



Courtesy Camp Lauderdale, New York

**There is a wide choice of recreational activities in the national forests, and visitors are free to enjoy the out-of-doors as they will.**

formulated the following rules for care with camp fires in the forest:

Be sure that the building of camp fires is permitted in your State, and if necessary obtain a camp fire permit.

*Before building a camp fire, scrape away all inflammable material from a space five feet in diameter. Dig a shallow hole in the center and in it build the fire. Keep the fire small, large ones are inconvenient for cooking and are dangerous. Never build fires against trees or logs, or near brush.*

*To extinguish a camp fire stir the ashes and coals, drenching them with water. Turn over the partly burned sticks and wet both sides thoroughly. Wet the ground all around the fire. If water is not available, stir in mineral soil—earth, and not leaf mold, and tread it down until packed tight over and around the fire.*

*Never leave camp, either permanently or for a few minutes' stroll in the woods, unless your fire is out—dead out.*

Additional Forest Service rules for care with fire are found in the following instructions:

Be sure your match is out. Break it in two before you throw it away.

Be sure that pipe ashes and cigar or cigarette stubs are dead before throwing them away.

Cooperate with forest rangers or State officers in reporting and suppressing forest fires.

A shovel, an ax, and a bucket are indispensable equipment for a camping party. The man who builds a camp fire without having equipped him-

self with the means to extinguish it is as foolish as the boatman who puts to sea without oars.

It is never safe to build large bonfires in a mountain country where sudden drafts of air may scatter the fire and carry flame swiftly up the mountain slopes.

#### Good Manners in the Forest

"Good manners in the forest" consists in carrying to the woods the fundamental decencies of our everyday lives. By means of the sun, the winds, and rain, Nature effects perpetual sanitation, and no self-respecting recreationist will offend against her sanitary laws. He will keep his camp or picnic ground clean and leave it so for his successor. Departing he will collect all scattered papers, broken boxes or bottles, empty tin cans, and fruit skins. All refuse will be destroyed or buried. He will of course be careful with fire and will do nothing to destroy the natural beauty of his surroundings. With little effort he can leave the woods as attractive as he found them and have the satisfaction of knowing that he has been a "good sportsman."

#### What to Do When Lost in the Forest

Merely being out of sight of others in a strange forest gives many a person the creeps. This is a natural feeling, but a dangerous one, for in the mountains the grip of fear or panic too often leads to trouble. Loss of mental control is more serious than lack of food, water, clothing or possible proximity of wild animals. It is the man

who keeps his head who has the best chance to come through in safety. The following helpful rules are therefore worth remembering:

1. Stop, sit down and try to figure out where you are. Use your head, not your legs.
2. If caught by night, fog or storm, stop at once and make camp in a sheltered spot—protected by a ledge or large boulder or a fallen tree—clear a space of ground and build a fire. Lacking fire, use leaves and branches for shelter.
3. Don't wander about. Travel only down hill.
4. If injured or exhausted, choose a clear spot on a promontory, if possible, and make a signal smoke by building a fire and throwing green branches and wet wood on the blaze.
5. Don't yell, don't run, don't worry, and, above all, don't quit!

The advice of the forest ranger to the new camper, hiker, or vacationist is: "It is better to carry a clear head on your shoulders than a big pack on your back. Yet in going alone it is best to go prepared to get lost. A fish line and a few hooks, matches in a waterproof box, a compass, a little concentrated food and a strong knife carried along may save a lot of grief. A gun may help as a signal, seldom for game."

"A thinking man is never lost for long. He knows that, surviving a night in the forest, he may awake to a clear dawn, and readily regain his location. His compass may be useless because of local magnetic attraction, but he may know what kind of vegetation grows on the shady side and what on the sunny side of a ridge. He knows that streams going down and ridges going up do not branch. He knows that wild food which sustains animals may be eaten sparingly; that he will not die of hunger as quickly as of thirst; that he must remain where he is or push on to some definite objective, but not to the point of exhaustion; that some one will be looking for him. And strength in the knowledge makes the hardships easier.

"Keep the old brain in commission and the chances are you will come out of the woods on your own feet."

#### Summer Tree Studies

Although trees are interesting at all seasons of the

year, they are especially so in summer when the leaves are fully developed and every tree is displaying a heavy mantle of green. Growing separately or in the woods they tell a fascinating story of nature's handiwork, and afford the recreation leader interesting subjects for summer entertainment. They can be studied on the playground, on the street, or in the park. Best of all is a hike or picnic in the woods, where one can see trees of many kinds and ages and the conditions under which they grow. If the expedition includes a person who knows and loves the trees, so much the better.

Summer is the time to learn to identify the broadleaf trees by their leaves; not only the trees of the various families but the different members of those families, each of which has a distinctive leaf form. Some tree families, the oaks for instance, have a large number of different species, and to learn the various local members of those families may be a task in itself. According to the revised list of American trees\* published by the Forest Service, there are 862 species, 228 varieties, and eighty-seven hybrids, making a total of 1,117 known forms of trees in American forests. Numerous books on tree identification\*\* have been published and are available from most large public libraries. A number of the states have prepared tree guides describing the various characteristics of their native forest trees. Since these guides might be of use to recreation leaders in identifying trees, a list of States publishing popular tree guides and agencies to whom applications for copies should be addressed is given herewith:

Alabama—State Forester, Commission of Forestry, Montgomery.

Alaska—The Regional Forester, Juneau.

Arkansas—Director, Extension Service, College of Agriculture, Fayetteville.

Connecticut—State Forester, Park and Forest Commission, Hartford.

Delaware—Superintendent, Department of Education, Dover.

District of Columbia—Secretary, American Forestry Association, Washington, D. C. (For sale—15 cents.)

**Hundreds of thousands of children will return to school in September. How can the school best serve these children in their free time? What of recess periods? Of after school play?**

**The September issue of "Recreation," presenting articles by a number of educators and well-known leaders in the physical education field, will help solve these problems.**

\* A Check List of the Forest Trees of the United States, Their Names and Ranges," by George B. Sudworth, Misc. Cir. 42, Forest Service, U. S. Department of Agriculture. (For sale by Superintendent of Documents, Washington, D. C. 40 cents.)

\*\* A bibliography giving a number of tree books as well as books on other forestry subjects may be obtained upon request from the Forest Service, Washington, D. C.

Florida—State Forester, Board of Forestry, Tallahassee.

Georgia—Director, Extension Service, College of Agriculture, Athens.

Illinois—Chief Forester, State Department of Conservation, Springfield.

Iowa—Director, Extension Service, College of Agriculture, Ames.

Kansas—Secretary, State Board of Agriculture, Topeka.

Kentucky—State Forester, Department of Agriculture, Frankfort.

Louisiana—State Forester, Department of Conservation, New Orleans.

Maine—Forest Commissioner, State Forest Service, Augusta.

Maryland—State Forester, Department of Forestry, Baltimore.

Massachusetts—State Forester, Department of Conservation, Boston. (For sale—15 cents.)

Minnesota—Director, Extension Service, College of Agriculture, St. Paul.

Mississippi—Director, Extension Service, A. & M. College, Miss.

New York—Director, Extension Service, State College of Agriculture, Ithaca.

North Carolina—State Forester, Department of Conservation, Raleigh.

Oklahoma—State Forester, State Forest Commission, Oklahoma City.

Pennsylvania—Secretary, Department of Forests and Waters, Harrisburg. Business Manager,

Times Tribune Company, Altoona. (For sale—50 cents.)

South Carolina—Director, Extension Service, Clemson College.

Tennessee—State Forester, Department of Agriculture, Nashville.

Texas—State Forester, Texas Forest Service, College Station.

Vermont—Commissioner of Forestry, State Forest Service, Montpelier.

Virginia—State Forester, State Forest Service, University.

Wisconsin—Superintendent, State Conservation Commission, Madison. (For sale—15 cents.)

These booklets are being distributed free with the exception of those of the District of Columbia, Massachusetts, Wisconsin.

#### Forest Photographs

Photographs have any number of possibilities and the forest offers exceptional opportunities to the amateur photographer. Here he may obtain pictures showing many interesting subjects such as recreational uses of the forest, game and wild life at home, forest-tree studies, results of forest fires, forest industries, forest types and forest freaks. Such pictures may win him prizes in a contest or exhibit of beautiful or distinctive photographs. If he has enough of them, he may have a personal exhibit at his home or at the community recreation center. And if they do nothing else, they will give him a pictorial record of happy hours spent in the open.

## County Parks Aid Nature Study

County-wide interest in nature study has been shown in practically every unit of the Union County park system, especially during the past year when several new clubs were organized. The County Park Commission through its various departments has given as much service as possible to clubs and individuals by suggesting hike routes, marking trees, mapping nature trails and supplying meeting places whenever needed. The marking of trees in many of the units of the park system was one of the first steps in the program

of nature study and it is hoped to promote identification of shrubs in a similar way.

A nature trail in the Watchung Reservation has been launched, and here 31 species of shrubs and six varieties of trees not found locally have been planted.

The programs of the various nature clubs which have been organized in a number of communities are taking the form of nature hikes and indoor meetings at which such subjects as *Fish as a Hobby* and *Rock Gardening* are discussed.

## New Books on Recreation

### The Birch Bark Roll of Woodcraft— 1931

Activities Section. A. S. Barnes and Company, New York. \$1.00.

THERE is much in this book, the twenty-ninth edition of the Woodcraft Manual, which will be distinctly helpful to recreation workers. To those who are utilizing the Indian theme the book will have special interest. Many indoor and outdoor games are given, and there are dances and songs with music. By far the larger section of the book is devoted to handcrafts and here are many valuable suggestions.

### Kites and Kite Flying

By Paul Edward Garber. Boy Scouts of America, 2 Park Avenue, New York City. \$30.

THERE has long been need for an inexpensive booklet on kite flying for the use of playground directors and boy leaders in many fields of work. The Boy Scouts of America has met this need in the publication of an illustrated booklet giving detailed directions for making and flying kites. There are chapters on kite materials and tools, and directions for making kites with tails, tailless kites, box kites, compound and combined kites, and ornate Chinese kites.

### Plays for the Children's Hour

By Carolyn Sherwin Bailey. Milton Bradley Company, Springfield, Massachusetts. \$1.75.

THIS compilation of twenty delightful little plays, six of them written by Miss Bailey whose books on storytelling are so well known, will be welcomed by teacher and recreation worker alike. In connection with each play are suggestions for costumes and stage directions. Miss Bailey and

Clare Tree Major have collaborated in three helpful articles which preface the plays—*The Modern Child in Fairyland*, *In The Schoolroom Theater*, and *In the Playground Theater*. Frank M. Rich has contributed an article on *Masks and Wigs in Schoolroom Dramatics*, while Joy Higgins discusses *Pageantry and the Country School*.

### Preschool Equipment

Bulletin No. 263. Compiled by Frances Ann Hungerford. University

there are suggestions for platforms of several types and for a combination incline plane, walking board and bowling alley, based on the old-fashioned cellar door. And of play houses, sand boxes and tables there are many varieties. Twenty-five pieces of apparatus are described, a number of them with several variations. A picture and plan of each piece of apparatus or play equipment is included with a clear description, including exact measurements and uses. This pamphlet is one which recreation workers as well as parents and teachers will wish to have in their libraries.



Courtesy Public Health Nurse

of Iowa Extension Bulletin. University of Iowa, Iowa City, Iowa. \$50.

THE literature on home play has been greatly enriched by this practical pamphlet containing descriptions and plans of play apparatus made and used locally in the preschool laboratories of the Iowa Child Welfare Research Station. Some novel apparatus and devices, which will be valuable additions to the backyard playground and indoor play room, are described. The many things which can be made of packing boxes are outlined and

### Swimming and Water Safety

Boy Scouts of America, 2 Park Avenue, New York City. \$60.

THE third edition of this practical booklet, which contains much new material, includes as completely as possible every phase of aquatic activities applicable to scouting. It will be exceedingly helpful to recreation workers whose program includes water sports.

### Creative Camping

By Joshua Lieberman. Association Press, New York. \$2.00.

A STORY of a "co-educational experiment in personality development and social living" is told in this volume which describes the establishment of a camp for workers' children as a child-sized community by a group of trade union representatives and leading educators in the progressive education movement. Recreation and cultural values rank high in the program of this experimental camp of the Pioneer Youth of America, and the camp workshop, music, dramatic activities, athletics, and social activities are described in detail. In simple language the book describes the children's participation in upbuilding the camp and its daily conduct.

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**INDIAN LEGENDS.** W. A. A. Fiske. Published under the auspices of The Co-ordinating Council on Nature Activities, by The Slingerland-Comstock Company, Ithaca, New York. \$35.

Indian gardens with associated legends and practices form the theme of this booklet. Play leaders, camp directors and teachers who are working out Indian activities will find it helpful.

**BUILDINGS—THEIR USES AND THE SPACES ABOUT THEM.** Volume VI., Regional Survey. Regional Plan of New York City and Its Environs. \$3.00.

This volume, which has to do with buildings and spaces about them, consists of three monographs: *The Character, Bulk and Surroundings of Buildings* by Thomas Adams; *Housing Conditions in the New York Region* by Thomas Adams in collaboration with Wayne D. Heydecker; *Control of Building Heights, Densities and Uses by Zoning*, by Edward M. Bassett. The volume is profusely illustrated and contains a vast amount on housing and zoning.

**PRINCIPLES OF CITY PLANNING.** Karl B. Lohmann. McGraw-Hill Company, New York. \$4.00.

This carefully prepared and comprehensive volume is intended to be of service to those who are studying and teaching city planning and to city officials, particularly to members of zoning or planning commissions. It cannot fail to be equally helpful to the citizen who is interested in the improvement of his community and who wishes to know more about these subjects. All phases of city planning are discussed and a chapter is devoted to playgrounds and play fields. Many illustrations add to the usefulness and attractiveness of the volume.

In closing Mr. Lohmann says: "Just as city planning in the past has contributed of its best to civilization, let us hope that its results in the cities of the future will justify these words of the novelist (H. G. Wells)—But who can tell of the fullness and pleasure of life; who can number all of our new cities, cities made by loving hands of men for living men; cities men weep to enter, so fair they are, so gracious, so kind."

**RECREATIONAL MATERIALS AND METHODS.** E. O. Harbin. Cokesbury Press, Nashville. \$2.00.

A book especially designed to aid church workers by helping them to discover the purposes of a recreation program, to develop the technique of leadership, to see the possibilities for a varied program, to provide them with materials and methods, to give guidance to teachers of recreation courses, and to stress the importance of a church centered recreation program. Mr. Harbin, who is the author of a number of books on games, has presented in this volume a wealth of material.

**PLAY THE GAME—The Book of Sport.** Edited by Mitchell V. Charnley. The Viking Press, New York. \$3.50.

It is not difficult to see why this book has been selected by the Junior Literary Guild for its twelve to sixteen year old boy's group. It tells boys how to play the game cleanly, fairly and expertly, and its contributors are such spokesmen as "Red" Grange, Hornsby, Grantland Rice, Connie Mack, and others whose names are known wherever boys are to be found. The book contains a fund of information not only on how to play games but on their origin and distinctive achievements.

**A STUDY OF THE HISTORY, USES AND VALUES OF APPARATUS IN PHYSICAL EDUCATION.** Leopold F. Zwarg, Ed.D. Department of Physical and Health Education, Germantown High School, Philadelphia, Pennsylvania. \$1.00.

The purpose of this study has been to determine the place and the effectiveness in the general field of apparatus as a means of developing physical power. Part I. contains a historical review of apparatus exercises, while Part II. is devoted to experimental studies in the use of

apparatus. In the section considerable stress is laid upon the tests.

**COLLEGE BASEBALL GUIDE 1931.** National Collegiate Athletic Association. Spalding's Athletic Library. No. 130R. \$25.

The official rules as recommended by the Rules Committee of the National Collegiate Athletic Association are contained in this booklet.

**A GUIDE-BOOK FOR SAFETY EDUCATION.** National Bureau of Casualty and Surety Underwriters, New York. \$50.

The course of study in safety education contained in this new booklet has been developed along new lines. It undertakes to point out in detail where safety belongs in the various subjects and activities of the schools, both elementary and secondary. A very practical section is that containing definite information on how to prevent automobile, drowning, railroad and water transportation and home accidents. Suggestions are also given for fire prevention, for first aid, and for safety in aviation and industry.

**INDIAN LORE AND INDIAN GARDENS.** Melvin R. Gilmore, Ph.D. Published under the auspices of The Coordinating Council on Nature Activities, by The Slingerland-Comstock Company, Ithaca, New York. \$35.

Dr. Gilmore demonstrates in this booklet that one of the most delightful approaches to a study of Indian life is through the growing of plants that were used for various purposes by the Indians. Indian gardens are now being planted all across the country. The project is rich in its possibilities for schools, playgrounds, communities and camps.

**LET'S PLAY A GAME!** Frederic J. Haskin. Haskin Information Service, Washington, D. C. \$10.

This game book is one of the series of informative and educational publications distributed through a number of American daily papers represented by Frederic J. Haskin. It contains a selection of more than one hundred games and stunts for young and old.

**THE GOLF CLUB ORGANIZERS' HAND-BOOK.** Edited by Herb Graffis. Golfdom, The Business Journal of Golf, 236 North Clark Street, Chicago, Illinois. Free.

This manual of golf club organization, construction and operation in the smaller communities is made available through the courtesy of the Golf Ball Manufacturers' Association and the National Association of Golf Club Manufacturers. There are now approximately 6,000 regulation golf courses in the United States according to the book, a number of which are to be found in towns of 3,000 population. There is much practical information in the book and many beautiful illustrations, together with statistical data on nine hole golf courses based on information furnished by the presidents of over 400 golf clubs.

**CLUBS.** Junior-Senior High School Clearing House, 100 Washington Square East, New York. \$40.

The March issue of the Junior-Senior High School Clearing House is devoted to a practical discussion of club organization in schools. Many phases of the problem are considered, such as organization, standards, objectives, financial support, principles of planning a daily program for junior high schools, and training through club activities.

**ARCHERY SIMPLIFIED.** Phillip Rounseville. A. S. Barnes and Company, New York. \$2.00.

This practical manual has been written for the beginner or teacher by one "who has deep sympathy for the beginning archer." It is essentially a working manual for one who would teach archery in its practical form first to himself, and then to others.



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# World at Play



Courtesy Pines Community Association, Decatur, Illinois

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## Columbia Camp Concerts.

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summer by the Columbia Broadcasting System in co-operation with the Coordinating Council of Nature Study Activities. The series was opened July 1st and will extend to September 9th. Each program presents a variety of subjects interesting to children at camp and to nature lovers everywhere. For the children a series of radio games has been arranged for each program. Vocal and instrumental music by some of the world's foremost composers will show how different natural phenomena suggest certain musical forms and moods. An additional feature of these programs is a series of community songs in which listeners are asked to participate actively.

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## "Bolf"—A New Game in Decatur.

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For a number of years the Pines Community Association of Decatur, Illinois, experimented with various forms of golf, including clock golf. The experiment was not entirely successful, however, particularly on the more crowded playgrounds as the temptation to older boys to try long drives proved too strong. To off-

300

Columbia Camp Concerts is the name given a series of weekly broadcasts initiated this summer

set this, a new game was invented which is being used very effectively this summer on the playgrounds. The name "Bolf," which has been adopted, comes from the two words, "bum" and "golf." The game is played with hockey sticks, which can be bought for 25 cents, and sponge rubber balls the size of tennis balls, which are purchased for \$1 per dozen. The foot of the hockey stick is cut off so that it is about six inches long across the bottom. In this way it is less liable to be broken and more nearly resembles a golf club. The course is laid out in the same way as a small sized golf course, and regular golf rules are used in playing the game. On crowded playgrounds where deep cuts would be dangerous if left uncovered, the cups are made one inch deep and a coffee can lid is used for a cup.

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## Future Farmers' Night.

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"Future Farmers' Night" is the name given a series of recreation evenings of the high school in Ypsilanti, Michigan, at which boys studying in the Agricultural Department entertain the boys in similar courses in small towns of the vicinity. There are six such towns of about 3,000 population in the county, and the number of visitors average thirty. The evening's program consists

of competitive games and swimming in the fine new gymnasium and pool of the high school, followed by supper in the cafeteria. Parents and some of the high school girls often come, and the parties have made for increased good feeling between the towns and greater interest in the Future Farmers' Club. It is planned to have the clubs from all the towns come together for a Play Day this spring.

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**Another Playground  
for Tarrytown.**

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Tarrytown, New York, last summer discovered a piece of public land hitherto unused and located near the more congested part of the village. This has been graded and equipped to provide a much needed playground. An appropriation of \$2,500 was made to grade, fence and equip the area.

North Tarrytown and Tarrytown have combined to employ a full time boys' worker. This worker who is a graduate of the National Recreation School conducted the program at the Washington Irving School during the summer and in the fall will initiate a year round program for boys.

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**Before Instead  
of After.**

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The Department of Recreation of Cleveland, Ohio, this year reversed the usual order of events

and presented a demonstration program previous to rather than at the end of the season. This was done in an effort to enlist the interest and help of adults. "The more you know of the efforts to give your children a delightful and worth while summer program," states a message from the Commissioner of Recreation, "the more you will encourage their attendance and perhaps just that much more you will be able and willing to assist the playground directors."

The demonstration consisted of a toy orchestra; original Chinese group games in costume; childhood games by Japanese boys in costume; Swedish singing games in costume; the handcraft of eight nations, demonstrations and exhibition; silver cup contest; original children's

plays; sandcraft demonstration; twenty original stunts and features; Houdini—stunts and tricks; and folk dances of the nations.

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**Reading and Laurel  
Announced as Winners.**

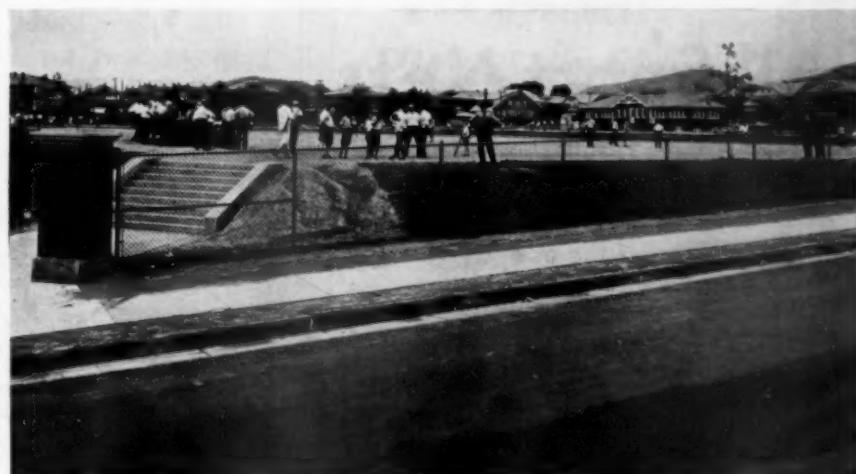
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Early this year the American City Magazine announced a contest for the best playground idea carried out in 1930. L. H. Weir of

the National Recreation Association, who served as judge, has selected Reading, Pennsylvania, among the cities of 50,000 population or over as having presented the most outstanding and far-reaching idea, "in that it represents general advancement in planning, increasing facilities, broadening the scope of recreational service, and securing their effective cooperation among public and private agencies."

For cities under 50,000, Laurel, Mississippi, with about 18,000 inhabitants, was chosen for its idea of combining beauty with facilities for active recreation in all its parks and recreation areas. "Every playground or other active recreation area," says Mr. Weir, "should have some of the characteristics of a park, and most park areas should have some form or forms of active recreation facilities. The love of beauty is one of the natural and fundamental hungers of the human soul."

The newest playground in Reading, Pennsylvania, shown in the picture, which will be known as "Eleventh and Pike," is divided into three terraces. The top level will have three hard surface tennis courts, a swimming pool and bath house, a wading pool and a small children's playground. The middle level will contain a \$10,000 field house, quoit courts, a swimming pool and bath house, a wading pool and a small children's



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playground. On the lower level there will be a one-eighth mile cinder track, two playground ball diamonds, and a football and soccer field. The entire area is to be fenced, the entrances lighted with ornamental lights, and the grounds beautified with trees and shrubbery and lighted for night playing.

**A Play Institute in Washington.**—One of the most recent activities of the Community Center Department, Public Schools of the District of Columbia, was a Play Institute held for six Monday evenings beginning March 16th, from 8:00 to 10:00 P. M. The purpose was "to furnish practice and participation in games, stunts, community singing, and special programs for leaders of groups of all ages." New stunts and games were discussed and conducted, experiences exchanged, and bulletins containing the most successful ideas issued. The program included dramatic stunts and games, old time dances, folk dances, group singing, games for the home, outdoor games, and an open evening. Each person attending paid a registration fee of \$1.00.

**An Institute of Girls' Work.**—An all day institute on work of girls was held in Chicago on April 9th under the auspices of the Section on Work with Girls of the Council of Social Agencies of the city. Four round table discussion groups were provided in the morning. At the luncheon meeting Mr. H. M. Busch of Western Reserve University spoke on the philosophy of leisure for a new age; the modern trends which must be recognized in planning a leisure time program; characteristics of the city mind; the growth of specialization resulting in a narrowing cultural interest, and the conflict of luxury desires and sense of instability which finds expression in our leisure time. Mr. Busch spoke of the necessity for developing physical and mental skills and of providing leadership for young people. This was followed by an informal discussion, to which the audience "listened in," between a school principal, a college professor, a psychiatrist, a recreation expert and a parent, on social contacts between boys and girls.

**Houses for the Birds of Detroit.**—The boys of the Detroit, Michigan, playgrounds have placed in River Rouge Park more than 300 bird-houses which they have constructed. The houses were presented in March to the park officials.

**Kindness to Animal Week.**—The Los Angeles, California, Department of Playground and Recreation from April 19th to 25th celebrated Kindness to Animal Week, fostered by the Los Angeles Humane Department. Local playgrounds conducted programs consisting of a pet show with ribbons given as awards, talks on kindness to animals, and scout demonstrations on first aid to animals.

**Wilkes Barre Workers Enjoy Recreation.**—During 1930, in spite of the economic depression, 2,390 employees belonging to the Store Employees Association in Wilkes Barre, Pennsylvania, an organization fostered by the Playground and Recreation Association of Wyoming Valley, paid for 84 per cent of their organized recreation, while the employers paid for only 16 per cent. The average cost per participant to the employers was 31 cents. That participants themselves spent an average of \$1.53 per person. Forty-four organizations were members of the Association during 1930.

**A New Street Game.**—Recently on the streets of a Southern city a group of boys were seen playing a hockey game on scooters, using a tin can for the ball. "Fast and exciting" was the eye witness' description of the game.

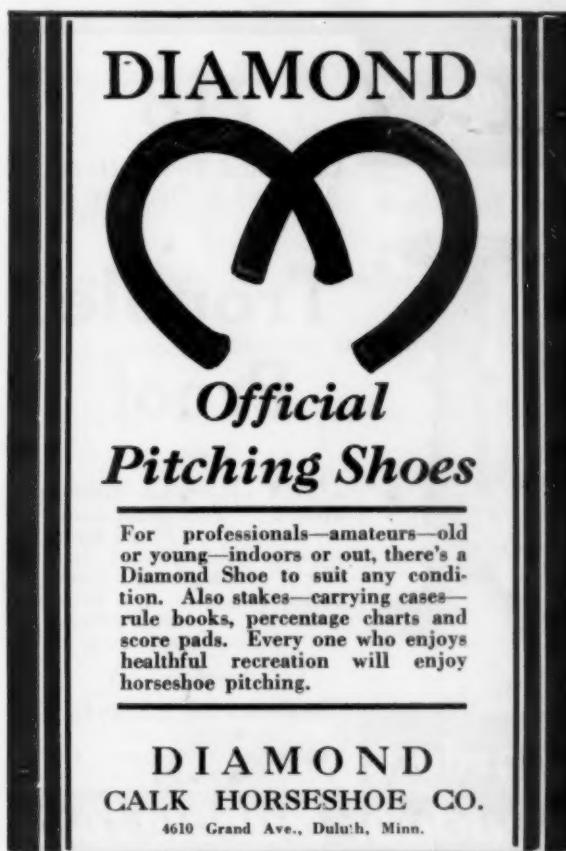
**An Interesting Community Center Publication.**—The Central Avenue Community Center of the Central Avenue School, Newark, New Jersey, issues a monthly known as "the Centralia" which contains detailed news of the activities of the Center. The attractive cover of the March issue which appears in two colors is a linoleum block print by one of the attendants at the Center, taken from an original drawing which he made. Every month there is a new cover, always an original one designed by a Center member.

**"Make Room for the Children."**—In an article entitled *Make Room for the Children* which appears in the November, 1930 issue of the *Delineator*, Samuel Crumbine tells how apartment houses can provide for the play needs of children. He gives some general suggestions and then makes a statement that unless we give recognition to the problem of providing play spaces for children, the city—the most vivid expression of this generation—will become the enemy of the next.

## Robert W. deForest

In the death of Robert W. deForest the National Recreation Association has lost one of its earliest friends and most effective and loyal supporters. In 1907 Mr. deForest sent a personal representative to the first Recreation Congress at Chicago, Illinois, to study the new movement and report upon its value. As a result of this report he, with others in the Russell Sage Foundation, of which he was president, voted to underwrite the cost of a special effort to raise money for the organization then known as the Playground Association of America. The Russell Sage Foundation also made it possible for Dr. Luther Halsey Gulick to give much of his time, and Lee F. Hanmer all his time, to working to establish the playground and recreation movement in America, and this help was of the very greatest value to the new movement.

Mr. deForest's sympathetic and understanding interest in play and recreation, so effective at the beginning of the institution, lasted to the end. With all his varied interests he still found time for personal thought on the problems of the national recreation movement in America. Only a



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few weeks ago he wrote, making some suggestions which he thought might be of help.

In his aid to the recreation movement, as in his many other public interests, Mr. deForest made large contributions to the fullness of life which he himself so well exemplified.

Resolution adopted at the meeting of the Board of Directors of the National Recreation Association held on May 27, 1931.

**Picnic Sites in Oglebay Park.**—There are 48 picnic sites in the woodlands of Oglebay Park, Wheeling, West Virginia, adjacent to its five miles of graveled auto roads and to tested spring water supplies. Groups may telephone and reserve any of these sites in advance. The picnic grounds

are equipped with tables, benches and outdoor fireplaces and fire wood. If cooking is done or if the wood is burned, the group pays a nominal sum for the fuel; otherwise no fee is charged. Individuals who have not made reservations may picnic in any part of the park if all the sites are occupied.

**To Map English Footpaths.**—*The American City* for April, 1931, reports that two associations in England concerned with the preservation of open spaces and the beauty of the countryside, have undertaken a survey of all footpaths for a radius of thirty miles around the city of Manchester. The area to be surveyed has been divided into about 130 districts in which footpaths, their approaches, stiles, gates and paths which are in danger of disuse and would therefore be lost to the public, are being mapped and their condition reported. This service to hikers is only one feature of a permanent program designed to make outdoor life as easily available as possible to large numbers of English city dwellers.

**Pasadena's Eighth Annual Banquet.**—On March 24th the Pasadena, California, Department of Recreation, formerly known as Playground Community Service, held its eighth annual banquet. A review of the activities of the department was presented in dramatic form. There were six scenes—(1) the office of the department; (2) a typical playground; (3) the costume room; (4) playground dramatics; (5) evening recreation; (6) the circus. This method of presenting activities proved highly successful.

**A Party-a-Month Club.**—A Party-a-Month Club is an important feature of the program of the Morgantown, West Virginia, Department of Recreation, Independent School District. At each meeting on the first Wednesday of every month seasonal games are played which members of the club will in turn use at parties they will conduct. Each month a fourteen page booklet is given out containing directions for seasonal games and stunts. A registration fee of \$1 is charged to cover the cost of material for the club.

**Jacksonville's Circus for the Unemployed.**—The "Terpsichorean Trippers," the "Batty Bicycle Boys," the "Roller Skating Bears" and numberless other specialty acts and performers made the circus held in Jacksonville, Florida, for the

*"keep the  
children off  
the streets"*



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benefit of the unemployed a howling success. There were 98 acts and a thousand performers in this mammoth circus held on February 22nd at the Municipal Auditorium. The Playground and Recreation Board was in charge and all city departments cooperated to make it a success. The event aroused so much enthusiasm that it may become an annual affair.

**Where Love of Art Predominates.**—Since 1634 the peasants of the little village of Oberammergau have been presenting the *Passion Play*. For years before this first presentation the Benedictine Monastery of Ettal, a few miles from Oberammergau, had exerted a great cultural influence over the entire valley. It was the monks of Ettal who taught the people of this region wood-carving, trained them in music and the presentation of religious dramas, and in many other ways made them superior to the average mountain peasantry of Bavaria. Because of the love of art inculcated by the monks of Ettal and fostered by successive generations of parish priests at Oberammergau, the village now possesses a state school of wood-carving, a public school in which the children receive their first training in elocution and singing, and a Practice Theatre in which the youth of the village have the opportunity to acquire proficiency as actors, thus equipping themselves to attain the great ambition of their lives—a part in the *Passion Play*.

Is there anywhere in America a community in which art holds so important a place?

**Model Aircraft Tournaments.**—From April 16th to April 19th, the District of Columbia Model Aircraft League, conducted by the Community Center Department, held a contest and exhibition of true scale models of airplanes and gliders which were judged for workmanship. There were three classes according to size—Baby, Class A—contained within span of man's palm; Detroit, Class B—Wing-span of exactly 24 inches; and Optional, Class C—All other sizes of models up to 60 inch wing-span not included in Classes A and B. The requirements were that the planes submitted must be scale models of real planes or gliders and must be built entirely by the contestant.

The Playground Department of the West Chicago Park Commissioners conducted its first annual indoor airplane meet on April 25th. Two types of planes were permitted in the contest—fuselage and the stick models.



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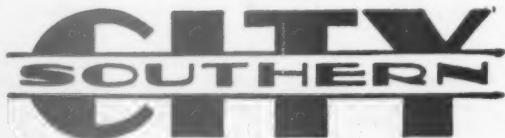
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Please mention RECREATION when writing advertisers

**A Drama Tournament in Oshkosh.**—A very successful drama tournament was conducted in the late winter and early spring by the Department of Recreation and Physical Education, Board of Education, Oshkosh, Wisconsin. The six contesting groups were representatives of the young people's societies of six churches. The winners were the group presenting *Think It Over* who had been coached by Miss Ruby Heine of the Trinity Lutheran Church, an invalid confined to a wheel chair. The plays were judged on the basis of twenty points each for choice of play, stage setting, costuming, and make-up.

### The Why of Recreation Areas

(Continued from page 258)

as paved streets, transportation lines and public water supplies. Every progressive community today recognizes this fact and arranges its budget so that these serviceable features may be regularly enlarged and improved as the population of the city increases.

A community center crowded with young people enjoying wholesome recreation and social contact under municipal auspices is a guarantee of better citizenship and something to be proud of. A commodious playground teeming with youngsters every day of the year is evidence of a city's greatness quite as impressive as smoking factory chimneys."

### Recreation Areas and the City Plan

(Continued from page 264)

#### Leadership for Recreation Areas

It is of fundamental importance to provide land which will be used permanently for recreation purposes, but it is also important to have leadership so that the areas provided will be used to the greatest advantage. In increasing numbers subdividers are employing trained recreation directors. Radburn, New Jersey; Sunnyside, Long Island; Jackson Heights, Long Island; Palos Verdes Estate, Los Angeles; Southside Park, Houston are employing their own play leaders. Few subdividers, however, can afford to furnish leadership for a playground indefinitely, and this is one of the principal arguments for the wisdom of deeding the area to the city.

One of the reasons attributed to the failure of some recreation areas in real estate subdivisions has been lack of leadership or incompetent leadership. Mr. C. C. Hieatt, ex-president of the National Association of Real Estate Boards, has

said: "A subdivider who has any regard for the future value of his property would hesitate before opening up an uncontrolled and unsupervised playground in the heart of it. There must be supervision or it will turn out to be a nuisance and depreciate values. The subdivider who expects to do anything of that kind ought to do it in cooperation with the recreation man or with some expert in recreation, so as to get the best possible advice as to where the playground and recreation centers should be located and how they ought to be set up."

The National Recreation Association, through the National Recreation School in New York City, is training recreation leaders who are available for positions in all parts of the country, and will be glad to be of service in helping subdividers secure leaders.

## Outstanding Recreation Developments

(Continued from page 269)

pools, gymnasiums, etc., for the adults. Prominent among these are the Fred. L. Lavanburg Foundation, City and Suburban Home Group, all of New York and Chatwick Gardens, Forest Hills, Long Island.

In the Lavanburg Homes housing 109 families with incomes ranging from \$25 to \$40 per week, a recreation worker is employed the year round. A roof playground and basement play rooms are provided, and a program of clubs and recreation activities of all kinds is in operation. For out-of-door activities a vacant lot is used.

## Control and Financing

(Continued from page 283)

community center for the benefit of the owners of the aforesaid Kings Club District as said District is defined on the above mentioned map and for no other purpose whatsoever and upon the further condition that the membership of the party of the second part shall be open to residents and property owners on the aforesaid Kings Club District under such reasonable rules and regulations as the Board of Directors of the party of the second part may from time to time promulgate and shall be limited to such residents and property owners, and the use of said ground and such club house shall not be open to the general public, and upon the further condition that the party of the second part will pay all taxes and

## Magazines and Pamphlets

*Recently Received Containing Articles of Interest to the Recreation Worker*

### MAGAZINES

- The Parents' Magazine*, June 1931  
Worthwhile Play, by Janet M. Knopf  
A Community Play Lot, by Bertha G. Smith
- The Girl Scout Leader*, June 1931  
The Path of the Story-Teller, by Elizabeth Clark
- Western City*, May 1931  
Administration in Recreation  
More than 200 Persons Attend Recreation Conference at San Jose  
Los Angeles Olympic Swimming Stadium  
Need Is Evidenced for County Parks, by Gilbert L. Skutt  
Boise's Park Planned for Motor Age, by J. T. McLeod  
Public Recreation Directory and Figures from 182 Western Cities  
Salt Lake City Builds Golf Course, Has New Park, Establish Trap Shooting, by Charlotte Stewart  
Seattle's 43 Playfields, 10 Beaches and 39 Parks Provide Complete Program, by Ben Evans  
A City Teaches Swimming, by Lou Evans  
Oakland Provides for Entire Citizenry, by R. W. Robertson  
How the Famed Co-Ordinated Recreation Program at Long Beach Functions, by Charles H. Hunt  
\$1,000,000 for Los Angeles Playgrounds, by Raymond F. Hoyt  
What Tacoma Has Done in Five Years, by Walter F. Hansen

### Parks and Recreation, May 1931

- Hartford Parks and Their Relation to Unemployment, by Mayor Walter E. Batterson  
The Bathing Pool and Bathhouse—Their Design, by Phelps Wyman  
Swimming Pools and Bathing Beaches  
Some Practical Slants on Swimming Pools, by V. K. Brown  
Cheap Surfacing and Illumination of Tennis Courts  
Naturalistic Swimming Pool in South Park, by Paul B. Riis  
Silver Anniversary of the National Recreation Association

### The American City, June 1931

- Safeguarding the Lives of Los Angeles Swimmers, by C. P. L. Nicholls  
Kent County Ensures Outdoor Attractions to Its Residents, by L. C. Palmer  
Reading, Pa. and Laurel, Miss. Win in Recreation Contest, by L. H. Weir  
A Floodlighted Stadium in Johnstown, Pennsylvania Athletic Field Lighting That Pays for Itself, by Gordon E. Nelson

### PAMPHLETS

- Bulletin of the New York School of Social Work*, April 1931  
*Manual for Cottage Mothers in Institutions* (Tentative Draft), Child Welfare League of America  
*Report of the Playground Department*, Pensacola, Florida, 1930  
*Twenty-first Annual Report of the Boy Scouts of America*, 1930  
*Report of the Monroe Recreation Department*, 1930  
*Report of the Sheboygan Department of Public Recreation*, 1930  
*Twenty-sixth Annual Report of the Playground and Vacation Schools of North Side*, Pittsburgh, Pennsylvania, 1930  
A series of attractive illustrated pamphlets describing our National Parks, issued by the National Park Service, United States Department of the Interior, Washington.

assessments that may be levied against said premises within a reasonable time as the same become due and payable. Upon the breach of these conditions or any part thereof, this deed shall become null and void and title to the above described premises shall immediately revert to and belong to the party of the first part, which may immediately thereupon enter and take possession thereof."

*Extracts from Deed Used by William E. Harmon in Making the Harmon Awards to Communities*

"This conveyance is made, however, subject to the following conditions to all and singular of which the Grantee herein, for its successors and assigns, by the acceptance of this deed, assents and agrees to be bound thereby, and which conditions are to run with the land herein conveyed, viz.:

"That the property shall be used in perpetuity for playground and recreation purposes.

"That no building shall be erected upon the property except for the furtherance of desirable play and recreation.

"That the premises shall always be known as Harmon Field. "That the land shall be open to all persons without regard to race, creed, or color.

"That the land shall be open to all persons except that with the written consent of the Harmon Foundation reasonable racial restrictions may be imposed.

"That the land shall be open free of charge to all, except that under reasonable regulations admission may be charged for amateur athletic contests or for activities the proceeds of which are devoted to recreation or to the betterment of the property.

"That the property hereby conveyed shall always be kept in such condition as to be attractive as a place for recreation and shall not be permitted to become a nuisance in appearance or unattractive as a place for recreation."

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### The Legal Point of View

*(Continued from page 286)*

will require the owner to dedicate for public purposes, such as parks, playgrounds and school sites, an area not more than five (5) per cent. of the total area of the tract of land proposed to be platted, except where in the opinion of such Commission five (5) per cent. of the area is too small

for parks, playgrounds and school sites, when no public dedication of said tract shall be required. The five (5) per cent. hereinbefore referred to shall be exclusive of any area of said tract of land dedicated for streets and alleys."

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### On America's Playgrounds

*(Continued from page 291)*

playgrounds conducted by the Playground and Recreation Association of Wyoming Valley, Pennsylvania, and a week has been set aside especially for visits of mothers and fathers to the playgrounds. During that week play leaders will register the visits of the parents on specially prepared cards, reporting in writing on the back of the weekly attendance card the number of visits made by mothers and fathers.

The making of articles of home usefulness will be an important feature of the week's program. Lamp shade making has been scheduled as the main handcraft project of the week for both girls and boys. Mother's visit to the playground, it has been suggested to the children, will be a good opportunity to present her with the new rug made this summer on the playground. Boys will make for their fathers, door-stops, letter-openers, paper weights and boxes for various purposes.

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